

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE URBAN
RENEWAL PLAN, THE CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE
MADE, AND THE FIXED RELOCATION PAYMENTS SCHEDULE FOR THE SOUTH COVE
URBAN RENEWAL PROJECT NO. MASS. R-92

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter called the "Authority") to the Housing and Home Finance Agency (hereinafter called the "HHFA") for financial assistance under Title I of the Housing Act of 1949, as amended, in connection with the South Cove Urban Renewal Project No. Mass. R-92, the approval by the Authority of an Urban Renewal Plan for the Project Area involved in such application (such Area being defined in said Plan text) is required by the Federal Government before it will enter into a Contract for Loan and Grant with the Authority under said Title I;

WHEREAS, the rules and regulations prescribed by the HHFA pursuant to Title I require that the conditions under which the Authority will make relocation payments in connection with the Urban Renewal Project contemplated by the application and, if fixed relocation payments are proposed, a schedule of such payments be officially approved by the Authority;

WHEREAS, a public hearing on the proposed Urban Renewal Plan after due and proper notice thereof, held on June 3, 1965 at which time the Authority heard extensive opinions from residents of the Project Area and other persons with respect thereto, and all persons desiring to be heard were so heard;

WHEREAS, the Authority has, from time to time, received reports from members of its staff with respect to the proposed Urban Renewal Plan;

WHEREAS, there was presented to this meeting of the Authority, for its consideration and approval, a copy of the Urban Renewal Plan for the Project Area, dated June 8, 1965 and marked Project No. R-92, which Plan is entitled, "Boston Redevelopment Authority - Urban

Renewal Plan - South Cove Urban Renewal Area" and consists of 34 pages of text, which are attached hereto, together with 4 maps certified by the Secretary of the Authority to be part of such Plan;

WHEREAS, there was also presented a set of conditions under which the Authority will make relocation payments, which set of conditions is set forth in the Relocation Program attached hereto, and referred to as Code No. R-223 and the Fixed Relocation Payments Schedule found in Section F of Part R-223(1) of such Relocation Program;

WHEREAS, the Urban Renewal Plan and the conditions under which the Authority will make relocation payments and the Fixed Relocation Payments Schedule were reviewed and considered at the meeting;

WHEREAS, the Authority, pursuant to Chapter 652 of the Acts of 1960, has been granted the powers and shall perform the duties conferred on planning boards of cities in Massachusetts by general laws applicable to Boston, including Section 70 of Chapter 41 of the Massachusetts General Laws, and has also been granted the powers and shall perform the duties conferred or imposed by statute or ordinance on the former City of Boston Planning Board;

WHEREAS, the Urban Renewal Plan has been reviewed for conformity with the "1965-1975 General Plan for the City of Boston and the Regional Core" (hereinafter called the "general plan"), which was duly approved by the Authority at its meeting on March 11, 1965, and for consistency with local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of HHFA effectuating that Title, provide that no person

shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, it is hereby RESOLVED:

(1) That the conditions under which the Authority will make relocation payments are hereby in all respects approved;

(2) That the Fixed Relocation Payments Schedule is hereby in all respects approved;

(3) That the Urban Renewal Plan is based upon a local survey, conforms to the general plan for the locality as a whole and to the workable program for community improvement, and is consistent with the local objectives of the community;

(4) That the South Cove Urban Renewal Plan is hereby in all respects approved;

(5) That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area;

(6) That the Secretary of the Authority is hereby authorized to reproduce the 4 maps, which are a part of said Plan, and upon appropriate certification thereof by the Secretary, to file the Urban Renewal Plan, consisting of the 34 pages of text and the 4 maps which are reproduced as aforesaid, with the minutes of this meeting and in appropriate recording offices, and such Urban Renewal Plan, with the certification of the Secretary inscribed thereon, shall be conclusively deemed to be the official Urban Renewal Plan of the Authority for the South Cove Urban Renewal Project;

(7) That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the Authority with regulations of HHFA effectuating Title VI of the Civil Rights Act of 1964.

BOSTON REDEVELOPMENT AUTHORITY

URBAN RENEWAL PLAN

SOUTH COVE URBAN RENEWAL AREA

Project No. Mass. R-92

June 8, 1965

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- | | | |
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APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-92

South Cove Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

CHAPTER I: DESCRIPTION OF PROJECT

SECTION 101: Project Boundaries are shown on Map 1, Property Map, enclosed herein as Exhibit A.

SECTION 102: Project Boundary Description

The South Cove Urban Renewal Project Area is bounded and described as follows.

Beginning at the westerly corner of the tract herein described at the intersection of the centerline of the Clarendon Street Right-of-Way and the centerline of the Stuart Street Right-of-Way;

Thence in an easterly direction along the centerline of the Stuart Street and Kneeland Street Right-of-Way for approximately 3950 feet to the intersection of the centerline of the Kneeland Street Right-of-Way, and the projection of the westerly boundary line of property of the Massachusetts Turnpike Authority;

Thence in a southerly direction along said projection and said westerly boundary line of property of the Massachusetts Turnpike Authority for approximately 1450 feet;

Thence in a westerly direction along the northerly boundary line of the Massachusetts Turnpike to a point which is the intersection of the northerly boundary line of the Massachusetts Turnpike and the easterly Right-of-Way line of Harrison Avenue;

Thence turning approximately ninety degrees and running in a southerly direction along the easterly Right-of-Way line of Harrison Avenue for approximately 250 feet to a point which is the intersection of

the easterly Right-of-Way of Harrison Avenue and the northerly Right-of-Way line of Herald Street;

Thence turning approximately ninety degrees in a westerly direction along the northerly Right-of-Way line of Herald Street, which is coincident with the northern boundary of the New York Streets Project, for approximately 420 feet to a point which is the intersection of the northerly Right-of-Way line of Herald Street and the centerline of Washington Street;

Thence turning approximately ninety degrees and running in a northerly direction along the centerline of Washington Street Right-of-Way to a point which is the intersection of the centerline of Washington Street Right-of-Way and the Right-of-Way line separating the Boston and Albany Railroad and the New York, New Haven and Hartford Railroad;

Thence turning approximately ninety degrees and running westerly along the Right-of-Way line separating the Boston and Albany Railroad and the New York, New Haven and Hartford Railroad, which is coincident with the northern boundary line of the South End Project, for approximately 2500 feet to a point which is the intersection of the Right-of-Way line separating the Boston and Albany Railroad and the New York, New Haven and Hartford Railroad and the centerline of the Clarendon Street Right-of-Way;

Thence turning approximately one hundred degrees and running in a northwesterly direction along the centerline of Clarendon Street Right-of-Way for approximately 520 feet to a point which is the intersection of the centerline of Clarendon Street Right-of-Way and the centerline of the Stuart Street Right-of-Way, and which is the point of the beginning.

CHAPTER II: OBJECTIVES

SECTION 201: Basic Objectives

The basic objective of urban renewal action in the South Cove Urban Renewal Area is to eliminate severe conditions of blight, deterioration, obsolescence, traffic congestion, and incompatible land uses in order thereby to facilitate sound development and orderly growth, and to achieve neighborhood stability. Specifically, the objectives are:

1. To promote and expedite public and private development.
2. To cause the rehabilitation and redevelopment of the South Cove as a stable neighborhood compatible in function and design with the neighboring Central Business District, the Back Bay, and the South End area.
3. To preserve and strengthen the residential character of the area in such a way as to promote and insure its future.
4. To facilitate efficient use of land in the area for housing, commercial and institutional use.
5. To strengthen and expand the real property tax base of the city.

SECTION 202: Planning Objectives

Planning objectives of the Project are as follows:

1. To improve the quality and condition of existing residential property through rehabilitation techniques so that all housing conforms with the standards set forth in Chapter VIII of this plan.
2. To remove deteriorated and deteriorating buildings which depress the physical condition and character of the area.
3. To intensify utilization of land to achieve more economically and socially productive uses.
4. To provide sites for the necessary expansion and reorganization of medical and educational facilities.

5. To assemble and make available suitable sites for private development, and to so guide the development of private and public land uses that they do not conflict unduly with the functioning of each other.
6. To meet the housing needs of minority groups and moderate income families.
7. To create decent, safe and sanitary dwellings, providing adequate levels of amenities, convenience, usefulness and livability for the occupants thereof.
8. To provide sites for appropriate community facilities.
9. To provide for improved traffic circulation, particularly with regard to abutting land uses, by separating through traffic from local service traffic, and by clarifying the street pattern.
10. To develop a system of pedestrian and vehicular ways that will allow effective access to all points in the area.
11. To improve street conditions and utilities and the landscaping of public areas.
12. To prevent future obsolescence, deterioration, and congestion.

SECTION 203: General Design Objectives

The design objectives are as follows:

1. To use and capitalize on the urban nature of the area in all development, recognizing the significance of building masses and other urban characteristics.
 - (a) Buildings to be generally multi-story and close to the street line.
 - (b) Open spaces to be generally intimate in scale, largely enclosed by buildings, and functional areas in themselves, not merely building settings or areas free of buildings.

2. To encourage diversity in construction and in land use as long as respect for neighboring development is maintained.
3. To recognize by special treatment and by the design of abutting buildings the proposed public square as a major common open space, as a unifying focus for development in the area, and as a visual link with the Common and the Public Garden.
4. To take into consideration the non-residential aspects of the Turnpike and railroad cut in the design of development adjacent to the Turnpike.
5. To provide pedestrian access across large development sites where desirable for circulation in the vicinity.
6. To restrict access to off-street parking and loading areas to local, service streets only, wherever possible.
7. To include in residential developments sufficient and safe outdoor play and sitting areas for small children and adult residents.

SECTION 204: Sub-Area Design Objectives

The design objectives of the South Cove Urban Renewal Area can be described in terms of five major sections of the Project.

1. Tyler-Hudson Street Residential Community (Parcels R-1, R-2, R-2a, R-3, R-3a, P-1)

The primary objective in this area is to preserve the present character of the area by retaining as much as possible of the existing housing and local street patterns. All new housing should be compatible with the existing structures and building layout. The non-residential characteristics of the Massachusetts Turnpike and railroad cut, as well as the Turnpike retaining wall along Hudson Street, should also be mitigated.

High-rise construction is acceptable as long as existing low-rise buildings are not overshadowed. Because of the small size of this residential community, and because it is and will be closed in by the Turnpike, it is important that all pedestrian

oston R-92 / R-213

walkways and building layouts give a sense of connection with the residential areas to the west.

In order to preserve the specific character of this community and provide shopping convenience to its residents, stores related to the neighborhood are acceptable and even encouraged on the first floor of residential structures in some locations. For the same reasons, community facilities related to the neighborhood are acceptable in most locations.

2. New England Medical Center (Parcels P-2, P-2a, P-3, P-3a, P-4 through P-12, P-12a)

The major objective in this area is to provide designs which meet the functional purposes of the Medical Center and the adjacent Don Bosco High School and at the same time relate to the surrounding neighborhood. In keeping with this purpose, and in view of the large areas to be occupied by the Center and by Don Bosco, there should be pedestrian access through these areas connecting the various parts of the South Cove. Where appropriate, public open spaces should be part of these institutional developments to serve nearby residential areas as well as the institutions themselves.

Housing for Medical Center personnel should be compatible in design with existing row and town houses in the vicinity. Construction over public rights-of-way should enhance the general utility and appearance of the right-of-way rather than subordinate it. Design and layout of structures adjacent to or in view of public open spaces should relate to these spaces.

3. Bay Village (Parcels R-6, R-6a, R-7, R-7a, R-7b, P-14a)

The most important feature of the Urban Renewal Plan in this area is the retention of the intimate character of the neighborhood, while integrating Bay Village with other residential neighborhoods in the vicinity.

New housing will be in keeping as much as possible with existing architecture, and where possible will be oriented away from major streets.

Neighborhood stores and other local service and gathering areas

may be located on Charles Street Extension and on Church Street. If necessary, adjustments in the connections of local streets and surrounding major streets will be made. Traffic unrelated to the neighborhood should be discouraged. Where appropriate, pedestrian ways and public open spaces will be provided along Charles Street Extension to tie Bay Village to the proposed public square, the proposed new M2TA Station and the housing areas to the east.

4. Tremont-Shawmut Residential Area (Parcels R-4, R-5, P-14, P-15)

The major purpose in this area is to construct new housing that will form a suitable part of the larger housing area of the South Cove, and which will take advantage of the focal characteristics of the site. A combination of town houses and high rise structures is in order.

The housing should be constructed so that the ground floor will have the same elevation as the adjacent proposed public square. This could allow at least 2 stories of parking below the new ground grade, direct connection of the site with the public square over the intervening street, and a view from even the lower stories of the new housing which will be beyond that of the Railroad-Turnpike cut. On-site neighborhood retail and community facilities in appropriate locations are encouraged as well as possible institutional use on a limited part of the area. Pedestrian access should be provided to facilitate movement within the site and between the site and surrounding areas.

The proposed public square, which will be surrounded by most of the proposed new uses and which will be the site of the new subway station, will be the center of pedestrian activity in the Project Area. Benches, plantings and attractive paving will be provided to enhance the character of the square as a place for strolling, a place for pausing in the day's activities, and as a siting element for surrounding uses.

5. Entertainment and Commercial District (Parcels C-1, C-2, C-3 C-3a, C-3b, C-4, C-5, C-6, C-8)

The objectives in this area are to enhance its character as an entertainment district, to substantially increase the supply of off-street parking and to meet the potential market in this

part of Downtown for retail, office and other commercial space.

To this end, multi-purpose structures combining retail, parking, and general commercial uses are encouraged on Stuart Street, and theatres, night clubs, restaurants and related entertainment facilities are encouraged on the proposed public square as well as on Stuart and Tremont Streets. Sidewalk restaurants, community theatres, and similar uses which could particularly relate to the adjacent public open space and to the nearby residential areas are especially encouraged in Parcels C-1 and C-2.

CHAPTER III: PROPOSED RENEWAL ACTIONS

SECTION 301: Proposed Types of Renewal Actions.

Proposed types of renewal actions within the Project Area will consist of a combination of clearance and redevelopment activities; changes in land use; provision of public improvements and public facilities; rights-of-way and utilities changes; zone district changes and rehabilitation activities.

SECTION 302: Clearance and Redevelopment Activities.

Clearance and redevelopment activities will include:

1. The acquisition of real property;
2. The management of acquired property;
3. The relocation of the occupants thereof;
4. The Clearance of land and buildings;
5. The installation, construction, and reconstruction of improvements; and
6. The disposition of land and other property for uses in accordance with the building requirements, land use and other provisions of the Urban Renewal Plan.

SECTION 303: Rehabilitation Activities

Rehabilitation activities may include, but are not limited to:

1. The systematic enforcement of rehabilitation standards set forth in Chapter VIII;
2. The provision of technical assistance to property owners to facilitate rehabilitation;
3. The acquisition and disposition of real property which is not made to conform to the rehabilitation standards of the plan;

4. The undertaking of rehabilitation demonstrations;
5. The acquisition and disposition for rehabilitation of real property in accordance with the land use requirements and rehabilitation standards set forth in the plan.

SECTION 304: Public Improvements

Public improvements will include, as necessary, the abandonment provision, improvement, extension, construction, reconstruction and installation of public buildings, open space, rights-of-way, streets, new tree plantings and utilities, such as water, sewers, traffic and street lighting systems, mass transit facilities, and police and fire communication systems, in order to carry out the provisions of the Urban Renewal Plan.

The location of public buildings, open space and rights-of-way, shall be as shown on Map 4: Proposed Land Use. Streets and public utility changes shall conform to the rights-of-way shown on the Proposed Land Use Map.

CHAPTER IV: PROPERTY TO BE ACQUIRED

SECTION 401: Acquisitions

The Boston Redevelopment Authority may acquire property that is designated as "property to be acquired" on Map 3, Property Map.

SECTION 402: Conditional Acquisitions

1. Certain property designated on Map 3, Property Map, as "conditional acquisitions, Group A," may be acquired, provided that such properties shall not be acquired if the following conditions are met:
 - (a) There is presented by the property owner(s) to the Authority within a specified time period after approval of the Urban Renewal Plan by the City Council and the Mayor, a proposal acceptable to the Authority for development and/or rehabilitation of the property in accordance with the building requirements and controls of this Plan;
 - (b) Within a specified time period after acceptance by the Authority of such a proposal, an agreement satisfactory to the Authority binding the owner to undertake the development and/or rehabilitation is executed;
 - (c) The development and/or rehabilitation is completed in accordance with such agreement.

The schedule on page 12a applicable to Conditional Acquisitions, Group A, identifies the properties to which the above conditions are applicable, the number of months for the submission of a proposal, and the execution of an agreement as set forth in (a) and (b) above.

2. Certain property designated on Map 3, Property Map, as "conditional acquisitions Group B," may be acquired if either of the following conditions are met:

(a) The owner of the property sends written notification to the Authority requesting that his property be acquired and re-used in accordance with this Plan;

(b) The property is no longer used for its present use.

The latter condition shall be satisfied if the owner sells or leases the property to anyone other than a successor to, or assignee of, the business presently conducted on the property, clears the structures on the property, files an application for a building permit in order to substantially alter the building on the property for the purpose of accommodating some other use, or abandons or vacates the property for a period greater than three months.

The Authority shall, within a reasonable period of time after the effective date of the Urban Renewal Plan, notify the owner or owners of any such property of the applicability of the provisions of this section to such property and the procedures that will be followed by the Authority if it is found that either of the above conditions have been met. Such notice shall be in writing, shall be addressed to the owner or owners of such property as recorded by the City of Boston Assessing Department at the time of the effective date of the Plan, and shall be sent by certified or registered mail to the last and usual place of abode of such owner or owners.

The schedule applicable to Conditional Acquisitions, Group B on page 12b identifies the properties to which the above conditions are applicable.

LIST OF PROPERTIES SUBJECT TO CONDITIONAL ACQUISITION, GROUP A and SCHEDULE OF DEVELOPMENT PROPOSALS

<u>Property Designated for Acquisition</u>	<u>Block Number</u>	<u>Parcel Number</u>	<u>Reuse Parcel Number</u>	<u>Number of Months for Submission of Proposal</u>	<u>Number of Months for Execution of Agreement</u>
239-245 Tremont Street 114-116 Stuart Street	6	2, 6	C-4	18	6
4 Seaver Place, Lot 109 Warrenton Street, Lots 100, 101, 102, 105, 106, Stuart Street	6	3	C-4	18	6
95-97 Warrenton Street Lot 108 Warrenton Street Lot 107 Warrenton Street	6	4 5 7	C-4 C-5 C-6	18	6
140-144 Berkeley Street 205 & 215 Columbus Avenue	15	1	C-7	18	6
357-367 Tremont Street	26	1	C-9	6	3
231-235 Harrison Avenue	49	20	R-3b	1	1

LIST OF PROPERTIES SUBJECT TO CONDITIONAL ACQUISITION, GROUP B

<u>Block</u>	<u>Parcel</u>	<u>Address</u>
18	6	37-41 Piedmont Street 60 Church
21	1	52 Church
22	1	48 Church 42 38 Winchester SW Cor 34
	2	40 Winchester 44
23	7	41-43 Church
	1	95-97 Broadway
24	1	111-115 Broadway

SECTION 403: Special Conditions

Property not designated for acquisition as shown on the Property Map may be acquired by the Boston Redevelopment Authority if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII, and if the procedures prescribed in Section 808 are followed. Such an acquisition can be made only upon a finding that the property owner has failed to conform to the above rehabilitation standards and that either the property is blighted, decadent, deteriorated or deteriorating, or constitutes a non-conforming, incompatible, or detrimental land use according to the provisions of the Urban Renewal Plan.

SECTION 404: Use of Property Acquired under Special Conditions.

The Boston Redevelopment Authority may, where necessary, conduct clearance and redevelopment activities, or sell or lease for redevelopment, renewal or rehabilitation, or make any other lawful use and disposition of all or any portion of property which it has acquired under the Special Conditions set forth in Section 403. Where such property is sold or leased for redevelopment, the Authority shall establish controls relating to land use and building requirements in conformity with objectives and design principles of the Urban Renewal Plan and consistent with the requirements and controls imposed upon similar property by the provisions of the Urban Renewal Plan.

SECTION 405: Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of this Plan to temporary use prior to the time such property is needed for redevelopment. Such uses may include, but are not limited to project office facilities, parking, relocation purposes, public transportation or recreational uses, all in accordance with such standards, controls, and regulations as the Authority may deem appropriate.

CHAPTER V: RELOCATION OF FAMILIES AND INDIVIDUALS

SECTION 501: Families to be Displaced.

Approximately 130 families and 400 individuals in the Project Area are expected to be relocated. Information about the characteristics and housing needs of these households is primarily from family surveys conducted by the Boston Redevelopment Authority and by the Chinese Consolidated Benevolent Association of New England, Inc., under contract with the Authority, in the winter of 1964 and 1965. These surveys were analyzed on the basis of income, rent-paying ability, age, family-size, and similar factors.

SECTION 502: Availability of Relocation Housing.

A relocation schedule staged over a two year period will average approximately 65 household moves and 200 single person moves a year. Housing to meet these needs will become available in existing sales and rental opportunities; in units which may be available under the rehabilitation demonstration program; and in new housing construction provided for under the Plan.

SECTION 503: Relocation Program.

The Boston Redevelopment Authority will prepare and carry out a suitable relocation program which will include:

1. A trained relocation staff which will determine the needs of individuals, families and businesses to be relocated and which will render appropriate assistance to them;
2. Payments for moving expenses, as permitted under applicable regulations, to eligible individuals, families and businesses;
3. Special attention to the relocation problems of low income and elderly individuals or families;
4. The establishment of standards for relocation which will take into account the ability to pay, the location preferences and the space requirements of the individuals, families and businesses to be relocated;
5. Inspection of temporary or permanent relocation accommodations to assure that they are in compliance with applicable codes and ordinances.

CHAPTER VI: LAND USE AND BUILDING REQUIREMENTS

SECTION 601: Land Use Plan

The use of land in the Project Area shall be as shown on Map 4, Proposed Land Use Plan, which indicates proposed land uses and rights-of-way.

SECTION 602: Land Use and Building Requirements

A. General

1. The use and development of land and improvements shall be in accordance with the requirements of this section.
2. The Boston Redevelopment Authority may subdivide disposition parcels as appropriate with the permitted uses made applicable to sub-parcels. In the event of subdivision, parking requirements will be divided as appropriate.
3. The provisions of this Chapter shall apply to all disposition parcels unless specifically excepted.
4. Use controls as set forth in this Chapter shall be interpreted to permit supporting and ancillary uses which are reasonably associated with the primary use.

B. Definitions

1. Height. The vertical distance of the highest point of the roof, excluding penthouses and roof structures, above the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or, in the case of a building not abutting on a street, above a given grade adjoining the building line; or as more fully defined in the Zoning Code of the City of Boston.
2. Floor Area Ratio (F.A.R.) The ratio of gross floor area of a structure or group of structures to total parcel area. Gross floor area ratio is exclusive of basements, unenclosed

porches and that portion of enclosed floor space for motor vehicle parking which is needed to meet the parking requirements contained herein.

C. Building Requirements and Restrictions

1. Landscaping and Screening. All open areas must be suitably landscaped so as to provide a visually attractive environment.
2. Off-Street Loading. Developers and owners of all buildings shall demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately, or that the lack of such loading facilities will not be detrimental to surrounding areas of the Project. In lieu of such demonstration, the following off-street loading bay guidelines shall apply:

NUMBER OF BAYS REQUIRED BY GROSS FLOOR AREA OF STRUCTURES

Gross Floor Area (in thousands of square feet)	Office & General Commercial	Retail & Wholesale
Under 15	0	0
15 - 50	1	1
50 - 100	1	2
100 - 150	2	3
150 - 300	3	4
300 & over	4*	5*

*Plus 1 for each additional 150,000 square feet.

3. Other On-Site Improvements. All improvements on the land, including buildings, landscaped areas, and parking areas, shall be properly maintained in good repair, and in clean,

sanitary and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. Open storage of materials, equipment or merchandise shall not be permitted in any section of the Project Area.

4. Sign Control. Signs within the Project Area shall be restricted to an identification of the establishment and the nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. The size, design, location and number of signs, the placement or replacement of any sign or any exceptions to the above controls shall be subject to the approval of the Authority.
5. Subway Facilities. Provision shall be made for subway tunnels, stations, and access facilities in accordance with the proposed Land Use Plan, and disposition parcels shall be subject to easements and other rights as appropriate in accordance therewith.
6. Utilities. The placement or replacement of all private and public utilities shall be underground.
7. Handicapped Persons Provisions. All new buildings in the Project Area shall be so designed that persons in wheel-chairs can enter and leave and travel about the building in a reasonable manner without undue obstruction.

SECTION 603: Specific Land Use and Building Requirements.

Land use and building requirements for each disposition parcel and certain alternative uses are set forth in Table A, which follows. The purpose of alternative uses, where applied, is to establish an alternative use which is entirely consistent with this plan, and which may be utilized if conditions so warrant at the time of disposition.

Requirements for disposition parcels subject to Section 402 of this plan are set forth in Table B.

SECTION 604: Properties Not to be Acquired.

In the event that the Authority disposes of a re-use parcel or any subdivision of a re-use parcel to a developer who owns a contiguous parcel not part of the clearance or disposition area, the Authority reserves the right to impose such controls as are necessary on the non-acquired property to bring its use into conformity with the objectives of the Plan.

SECTION 605: Interpretation

In the event of any question regarding the meaning or construction of any or all of the land use and building requirements in this Chapter, the interpretation or construction thereof by the Authority shall be final and binding.

LAND USE BUILDING REQUIREMENTS
TABLE A: REQUIREMENTS FOR DISPOSITION PARCELS

Site Designation	Permitted Uses	Minimum		Ground Floor Setback	
		Max. F.A.R.	Parking Spaces		
R-1	Housing	8	1 per d.u.	5 ft from streets	
R-2 & R-2a	Housing*	4	1 per d.u.	20 ft from frontage rd	
R-3 & R-3a	Housing* (Alt: Public or Institutional)	4	1 per d.u.	5 ft from all other sts	
R-4	Housing*, Institutional	8	1 per d.u. (may be provided in R-5)	20 ft from frontage rd	
R-5	Housing*, Institutional	8	1 per d.u.	5 ft from all other sts	
R-6	Housing*	4	(no open parking) 1 per d.u.	20 ft from frontage rd	
R-7, R-7a & b	Housing	4	1 per d.u.	5 ft from all other sts	
P-1	Semi-public (Alt: Housing)	4	Demonstration of Adequacy	5 ft from all sts but no setback from Fayette St.	
P-2 & P-2a	Institutional	4	" "	5 ft from all streets	
P-3 & P-3a	Housing & Institutional	4	" "	To be determined at time of disposition	
P-4, P-4a	Housing & Institutional	4	" "	5 ft from all streets	
P-5	Institutional	8	" "	To be determined at time of disposition	
P-6 & P-7	Institutional, Commercial	8	" "	" " "	
P-8 to P-11	Institutional	8	" "	" " "	
P-12, P-12a & b	Institutional	8	" "	" " "	
P-13	Public (Alt: Housing)	8	" "	" " "	
P-14 & P-14a	Public Open Space	-	-	-	

TABLE A - Continued

<u>Site Designation</u>	<u>Permitted Uses</u>	<u>Max. F.A.R.</u>	<u>Minimum Parking Spaces</u>	<u>Ground Floor Setback</u>
P-15	Institutional	8	Demonstration of Adequacy	To be determined at time of disposition
P-16	Public	8	" "	" "
C-1 & C-2	Commercial	8	" "	" "
C-3,	Commercial, including	8	" "	" "
C-3a & b	parking	8	" "	" "
C-8	Commercial & Residential	8	" "	" "

Note*: No Vehicular Access from Turnpike Frontage Road

TABLE B: REQUIREMENTS FOR PARCELS SUBJECT TO SECTION 402

<u>Parcel(s)</u>	<u>Permitted Uses</u>	<u>Maximum F.A.R.</u>	<u>Minimum Parking Spaces</u>	<u>Vehicular Access</u>
C-4, C-5 C-6 together*	Commercial	8	Demonstration of Adequacy	To be determined at time of disposition
C-7**	Commercial -- Rehabilitation controls as set forth in Chapter VIII			
C-9	Commercial and/or rehabilitation controls as set forth in Chapter VIII	4	-----	To be determined at time of disposition
R-3b	Residential -- Rehabilitation controls as set forth in Chapter VIII			

Alternative
Parcelization

C-4	Commercial	8	Demonstration of Adequacy	To be determined at time of disposition
C-5	Commercial	8	" "	" "
C-6	Commercial	8	" "	" "

Conditional Acquisitions, Group B (Page 11b)

Re-use shall be in accordance with zoning requirements for these parcels.

note*: The objective of this parcelization is to encourage an integrated proposal for the 3 parcels. However, proposals for each individual parcel will also be acceptable.

note**: The objective for this parcel is to retain the present building in productive use because of its architectural merit.

CHAPTER VII: REDEVELOPER'S OBLIGATIONS

SECTION 701: Applicability.

The provisions of this Chapter shall apply to each parcel acquired upon its disposition and shall be implemented by appropriate covenants and provisions in disposition documents.

SECTION 702: Compliance with Plan.

Redevelopment of the land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the redevelopment of land within the Project Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these regulations and controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare redevelopment proposals which conform to the Plan.

SECTION 703: Design Review.

All redevelopment and rehabilitation proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and/or prior to the commencement of construction.

In addition to assuring compliance with the specific controls set forth in this Plan and as more specifically set forth in disposition documents, the Authority will establish design review procedures and evaluate the quality and appropriateness of redevelopment proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

SECTION 704: General Obligations.

The Authority shall obligate redevelopers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means providing for reasonable action in the event of default or noncompliance by such redevelopers and purchasers;

1. To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
2. To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws;
3. To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined, agreed on and established by the Authority;
4. Where appropriate to give preference in the selection of tenants for dwelling units or tenants for commercial space built in the Project Area to persons displaced from such area on account of action taken pursuant to this Urban Renewal Plan, who desire to rent such dwelling units or such commercial space and who will be able to pay rents or prices equal to rents or prices charged other tenants for similar or comparable space built as a part of the same redevelopment;
5. To make adequate provisions for works of art and other amenities in accordance with the policy as established by the Authority.

SECTION 705: Disposition by Redeveloper.

The redeveloper shall not dispose of all or part of his interest within the Project Area without the written consent of the Boston Redevelopment Authority until the full completion by the redeveloper of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the land disposition Agreement entered into between the Redeveloper and the Authority. Such consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, where applicable, Chapter 121A, of the Massachusetts General Laws, and amendments thereto.

CHAPTER VIII: REHABILITATION

SECTION 801: Identification and Applicability

Property not designated for acquisition as shown on Map 3, Property Map, but including property designated for conditional acquisition, not acquired under Section 402, shall be made to conform with the rehabilitation objectives and standards set forth in this Chapter. All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on said Map, are to be maintained at or brought to a level which meets the standards of this Chapter.

Any property or building which is not maintained at or brought to conformity with such standards will, if appropriate, be acquired by the Boston Redevelopment Authority as provided in Sections 403 and 808.

SECTION 802: General Objectives

The basic objectives of rehabilitation activity in the Project Area shall be to secure and maintain all structures and their environment so as:

1. To prevent the spread of blight and substandard conditions;
2. To restore deteriorating areas to sound conditions;
3. To improve the quality of individual properties; and
4. To create decent, safe, and sanitary structures providing a sufficient degree of amenity, convenience, usefulness and livability for the occupants and users thereof.

SECTION 803: Planning and Design Objectives

1. To achieve land uses which will be complementary, and will not adversely affect each other;
2. To insure that nonresidential traffic generators will not create traffic congestion or other adverse effects.
3. To regulate nonconforming uses that they do not produce crowding, noise, odors, air pollution, glare, heat, vibration, dirt, and the like, and are not detrimental to the health, safety and general welfare of the community.

4. To require that the physical character of buildings be aesthetically pleasing and architecturally consistent with the surrounding neighborhood in order to eliminate deteriorating or blighting influences, to encourage neighborhood stability, maintenance of property, and a high calibre of land use; and that all open areas be attractively landscaped in order to enhance the character of the neighborhood.
5. To require that buildings be structurally sound.
6. To provide adequate off-street parking.

SECTION 804: Health Objectives.

Sanitary objectives must be attained in order to eliminate conditions which cause disease or which are otherwise detrimental to the public health and safety, and the general welfare of the community. To achieve this, all facilities necessary for adequate heat, light, plumbing, and general sanitation must be properly installed and maintained in good working condition. Structural and environmental conditions necessary for the provision of adequate space for occupants, and for healthy living conditions and use must be maintained.

SECTION 805: Safety Objectives.

Safety objectives must be achieved to prevent unsafe conditions which can cause injury to persons or damage to adjacent buildings.

To achieve this: potential fire hazards must be eliminated; unsafe conditions in yards and open spaces must be eliminated; the exterior and interior of structures and buildings and all facilities must provide maximum safety. Satisfactory means of egress must be provided.

SECTION 806: Additional Objectives for Nonresidential Rehabilitation.

The following additional objectives for nonresidential rehabilitation shall apply:

1. To require, where appropriate, that commercial, industrial, and other nonresidential traffic generators provide adequate off-street parking and loading facilities;

2. To provide for the control by users of noxious by-products of their operations;
3. To insure that any changes in the physical character of buildings to remain will be architecturally consistent with buildings in the immediate vicinity in order to eliminate deteriorating or blighting influences and to achieve an aesthetically pleasing environment, thereby encouraging neighborhood stability, maintenance of property, and maintenance of proper land uses;
4. To promote attractive landscaping in all open areas in order to enhance the character of the neighborhood;
5. To require that buildings be structurally sound;
6. To integrate signs with the over-all structural appearance that they will not adversely affect the general character or appearance of the areas;
7. To require nonresidential uses which are allowed to remain to place and maintain an appropriate landscaped or architectural screen between the commercial, industrial or other uses, and any adjoining residential uses;
8.
 - a) To reface unfinished facades in a manner which will make them harmonious with the rest of the building;
 - b) To demolish and remove all nonfunctioning or nonusable mechanical equipment (and housings for same), vents, flues and chimneys; the only new structure above the present roof level to be permitted to be housings for mechanical equipment which must be of a design, detail, size, material and workmanship so as to be in harmony with the motifs of the building.

SECTION 807: Rehabilitation Standards.

All structures and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on the Property Map, shall be maintained at or made to conform to:

1. The Sanitary Code of the Commonwealth of Massachusetts:
"Article II, Minimum Standards of Fitness for Human Habitation."
2. The "Building Code of the City of Boston," and revisions and amendments thereto;

3. The "Fire Prevention Code" of the City of Boston, set out in Chapter 3 of the City Ordinances of 1959, and ratified by Chapter 314, Massachusetts Acts of 1962;
4. The City of Boston Zoning Code, and revisions and amendments thereto; and
5. All other applicable state and local laws, ordinances, codes and regulations. Provided, however, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121A, Massachusetts General Laws, and amendments thereto, and as otherwise provided under such laws, ordinances, codes and regulations where applicable. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

SECTION 808: Inspection and Notice

The Boston Redevelopment Authority will inspect every property not designated for acquisition as shown on the Property Map.

Whenever it has been found on inspection that a residential or nonresidential property or structure does not meet the objectives, standards, and controls of Chapter VIII of this Plan, the Authority shall, within a reasonable period of time after the inspection, give notice of such nonconformance to the owner thereof. Such notice shall be in writing, addressed to the owner, and to other persons required to be notified, at their last known address, and shall be sent by certified or registered mail. Such notice shall state why it is being issued and shall specify the respects in which the property fails to meet the objectives, standards and controls of the Plan. Such notice may also set a schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If at the end of such period, satisfactory conformance with the standards and objectives of Chapter VIII has not been achieved, the Boston Redevelopment Authority may acquire the property, pursuant to Section 403.

SECTION 809: Technical Assistance

Technical assistance for rehabilitation will be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards, requirements, and methods, and for the purpose of

providing guidance in planning, design, construction, financing, and execution of individual rehabilitation activities as necessary to carry out the provisions of the Urban Renewal Plan.

SECTION 810: Property to be Acquired for Rehabilitation

Property to be acquired by the Boston Redevelopment Authority and disposed of for rehabilitation shall be made subject to the requirements of this Chapter and Chapter VI.

CHAPTER IX: ZONE DISTRICT CHANGES

SECTION 901: Identification of Changes

Zone district changes shall be as shown by Proposed Zoning on
Map 6: Existing and Proposed Zoning, submitted herewith.

CHAPTER X: RELATION OF PLAN TO LOCAL OBJECTIVES

SECTION 1001: Conformity of General Plan

The Urban Renewal Plan is in conformity with the General Plan for the City of Boston and its program for Community Improvements.

SECTION 1002: Relationship to Definite Local Objectives

1. Land Use

The Project plans will help achieve the local objectives of providing new and improved commercial and institutional space in downtown Boston and the creation of new residential units available to a wide range of income levels. The new uses will be supported by accessory uses, including a new elementary school, additional public open space, a community center, a new fire station and parking facilities.

2. Traffic Improvements

The Plan will enable selective improvement within the overall street system of the Project Area in keeping with traffic and parking requirements for the new improvements within the Project and will provide sufficient off-street loading throughout the Project. It will thus meet the local objective of reducing congestion, reducing accidents, and providing suitably located parking areas.

3. Improvement of Public Utilities

The Urban Renewal Plan proposes the relocation, abandonment or replacement, as necessary, of all existing sub-standard or inadequate underground public utilities with new underground lines adequate in capacity and flow and in conformance with local standards.

4. Recreation and Community Facilities

The Plan will provide a system of public open spaces within the Project which will facilitate pedestrian access and heighten the appeal of the new buildings. This goal is an important part of the planning objectives for the area.

CHAPTER XI: ANTI-DISCRIMINATION PROVISIONS

SECTION 1101: Affirmative Covenant

Every agreement, lease, conveyance, or other instrument by which land in the project area is disposed of for uses which may include housing or facilities related to residential use, shall include an affirmative covenant binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party, that there shall be no discrimination upon the basis of race, color, creed, or national origin, in the sale, lease, or rental, or in the use or occupancy of such land or any improvements erected or to be erected thereon, and the Boston Redevelopment Authority will take all steps necessary to enforce such covenants and will not itself so discriminate.

SECTION 1102: Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management, or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws, and amendments thereto, and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, creed, color, or national origin.

A resolution covering non discrimination has been approved by the Boston Redevelopment Authority.

CHAPTER XII: MODIFICATION AND TERMINATION

SECTION 1201: Modification

The Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that, if the general requirements, controls, or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification is consented to by the redeveloper or redevelopers of such part, or their successors and assigns.

Where proposed modifications will in the reasonable opinion of the Authority, substantially or materially alter or change the Plan, such modifications must also receive the necessary Federal, State and local approvals.

SECTION 1202: Termination

The provisions and requirements established in this Urban Renewal Plan shall be maintained in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the City Council and Mayor of the City of Boston, except for sections 1101 and 1102 which shall remain in effect for one hundred (100) years from said date.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-92

BINDER NO.

South Cove Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: Table of Contents CODE NO. R-223

1. Relocation Program

- A. Administrative Organization
- B. Relocation Standards
- C. Proposals for Obtaining Relocation Housing
- D. Relations with Site Occupants
- E. Eviction Policy and Proceedings of the Boston Redevelopment Authority
- F. Relocation Payments
- G. Services to be Provided by the Authority to Business Concerns.
- H. Additional State or Local Relocation Requirements

2. Form H-6122, Estimated Housing Requirements and Resources for Displaced Families.

3. Statement Accompanying Form H-6122.

4. Letter from Boston Housing Authority.

5. Proposed Informational Statements for Issuance to Families Individuals, and Business Concerns.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-92

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South Cove Urban Renewal Area
Boston Redevelopment Authority
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SUBMISSION DATE:

RELOCATION PROGRAM

CODE NO. R-223(1)

A. Administrative Organization

1. Name of Agency which will Administer Relocation Operations.

The Boston Redevelopment Authority.

2. Organization of Relocation Staff

Relocation of families and individuals will be carried out by the Family Relocation Department of the Authority. Business relocation, property management, and property maintenance will be carried out by the Operations Department. The relocation staff will consist of a) office manager; b) family relocation supervisors; c) family relocation workers including housing inspectors; d) business relocation specialists; e) cashier; f) accountant; g) property management officer; h) property maintenance specialists; i) maintenance aides; j) administrative assistant for records; and k) clerktypists.

3. Staff Functions

The relocation work program will be developed:

- a) to keep the Project Area families, individuals and businesses informed of their status by means of newsletters, bulletins and other publicity;
- b) To issue formal letters of information and notification; including notification of the availability and conditions governing relocation payments;
- c) to interview and register all project area families and businesses and keep a record of the particular needs of each site occupant;

- d) To promote and compile satisfactory listings of available standard vacancies;
- e) To inspect and refer vacant standard housing units to site occupants in conformity with their needs;
- f) to work with appropriate public and private health and welfare agencies that provide resources to expedite satisfactory relocation;
- g) to interview families after relocation to ascertain whether their needs have been adequately met;
- h) to coordinate property management and site clearance operations with relocation progress; and
- i) to keep necessary records and reports.

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by a trained housing inspector to establish the fact that the dwelling is decent, safe and sanitary and that it conforms to the standards of fitness comprising Section 807 of the South Cove Urban Renewal Plan(Rehabilitation Standards) and that it meets the following standards:

1. Physical Standards

Each family dwelling unit shall meet the following standards and shall have the following facilities for the exclusive use of the family or group of individuals living as a family unit.

- 1) A kitchen sink which is in good working condition and which is properly connected to the City water and sewer system;
- 2) Safe and adequate cooking facilities;
- 3) Safe and adequate heating facilities;
- 4) A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to the City water and sewer system; access must be from within the dwelling unit without passing through any part of any other dwelling unit;

- 5) A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to the City water and sewer system; access must be from within the dwelling unit without passing through any part of any other dwelling unit;
- 6) Adequate rubbish storage facilities and garbage disposal facilities;
- 7) Adequate and properly connected water heating facilities;
- 8) Every kitchen sink, lavatory basin and bathrubb or shower required as equipment for a standard dwelling unit shall be properly connected with both hot and cold water lines;
- 9) Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can be easily opened.
- 10) Every bathroom and water closet compartment shall be well-lighted and ventilated. Window requirements may be waived provided that there is an installed mechanical ventilation system approved by the Health Commissioner.

b) Structural Conditions

- 1) Each dwelling unit shall be structurally sound, in good repair, and shall be adequately maintained.
- 2) Each unit shall have two safe, unobstructed means of egress leading to safe and open space at ground level.

c. Occupancy

- 1) There shall be 150 sq. ft. of floor space for the first occupant in a standard dwelling unit and at least 100 additional sq. ft. of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.

- 2) Each room used for sleeping purposes shall contain at least 70 sq. ft. of floor space for one occupant and each room used for sleeping purposes by more than one occupant shall contain at least 50 sq.ft. of floor space for each occupant.
- 3) There shall be a minimum number of bedrooms for families of various sizes, e.g.:

Size of Household (family):	1	2	3	4	5	6	7	8	9
Bedrooms in Household(")	1	1-2	2	2-3	3	3-4	4	4-5	5

- 4) In a rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least 80 sq. ft. of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 60 sq. ft. of floor space for each occupant.

2. Standards for Displacee's Ability to Pay

The gross monthly rental cost of any dwelling unit shall include the cost of shelter, heat, and utilities. The monthly cost should not as a general rule, exceed 20-23 percent of the family's gross monthly income after taxes.

The ability to purchase housing shall also be related to family income. With the use of Section 221 of the National Housing Act, and taking into consideration local financing practices, property taxes, maintenance, utility and operating charges, the following relations of sales price to income are feasible in the Boston area;

<u>Sales Price</u>	<u>Required Income Level</u>
\$ 6,500 - 10,000	\$ 4,000 - 5,000
10,000 - 14,000	5,000 - 6,000
14,000 & Over	6,000 & Over

3. Location Standards

The dwelling unit offered for relocation housing shall be located:

- a. So that the principal worker in the family can reach his place of employment within a reasonable time and at a reasonable commuting expense.

- b. In an area which meets the family's essential needs for public and commercial facilities.
- c. The relocation staff will consult the planning staff of the Authority to ascertain areas scheduled for future clearance in order to avoid any subsequent displacement of the family. Families and individuals finding housing on their own initiative will be encouraged to consult with the relocation staff prior to moving.

4. Temporary Relocation

Temporary relocation will be held to a minimum. Dwelling units which are utilized shall:

- a. Contain sanitary, heating, ventilating and lighting facilities in working order.
- b. Be in safe and habitable condition.
- c. Be sufficiently large for the family.

If temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable relocation payment. Any other temporary move will be charge against the resident's maximum allowable relocation payment.

C. Proposals for Obtaining Relocation Housing

1. Arrangements made with sources of existing private and public housing for obtaining:

a. Notification of Vacancies

Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, mail carriers, utility companies, furniture moving firms, municipal departments, other governmental agencies preparing such listings, and other such agencies and other such agencies and informed persons.

Listings by Federal Housing Administration and Veterans Administration of acquired properties made available by local FHA and VA offices will be used as a relocation resource, and will be available in the relocation office for site occupants.

Public Housing

Liaison between the Family Relocation Department and the Boston Housing Authority will be maintained in order to insure maximum cooperation and effective referral of site families to the Boston Housing Authority. A copy of a letter from the Chairman, Boston Housing Authority, is attached as Exhibit A.

Commissioners of the Boston Housing Authority have indicated that sufficient public low-rent housing and housing for the elderly will be available to accommodate for all families who are eligible for such housing and are to be displaced during the relocation period.

- b. Information on size and rent of available units

Private Housing

Past experience indicates that vacancies available for relocation cover a range of size and rent levels. When the relocation staff learns of or identifies available vacancies, information on the size and rent or sales price of the dwelling units will be obtained. Rehousing specialists on the relocation staff will then inspect the units to determine whether or not they are decent, safe and sanitary, and to obtain information on size and rent of the vacant units. This information will be made available to families and individuals in accordance with their specific housing needs.

Listings shall not include housing units which are scheduled for clearance under a Title I project in planning or execution or other governmental activity.

Public Housing

The dwelling units managed by the Boston Housing Authority range from one-bedroom to five-bedroom units. The turn-over in vacancy rates are highest in the two and three-bedroom units. Monthly rent for public housing units is based upon the income and family size. The minimum rent for the Federal Program (general Program) is \$45.00 per month.

c. Admission preference for referred families.

Displaced eligible families will be given priority for admission to public housing units.

The Special Income Admission Limits for public housing for families displaced by governmental action are:

<u>Family Composition</u>	<u>Special Admission Limits</u> (Net Income after Exemptions)
1 - 2 persons	\$ 4,500 per annum
3 - 4 persons	4,750 per annum
5 - 6 persons	5,125 per annum
7 or more persons	5,500 per annum

2. Adequacy of supply of existing housing expected to become available during the displacement period.

In order to estimate availability of local housing, many factors must be considered. In terms of housing supply, these factors include the rate of new construction, the conversion rate, withdrawal and demolition rates, the turnover of existing housing, and population decline.

On the demand side, pertinent factors include the total relocation needs from all governmental projects, family formation, increased real income, and other demand factors.

Estimates of local housing resources, based on the above considerations, do not show any deficit of available housing to be used as relocation housing for residents during the displacement period (See Form H-6122)

The rehousing staff will assist families and individuals desiring and able to purchase housing to locate housing and to utilize FHA mortgage insurance under Section 221

or other sections of the National Housing Act as well as other sales housing programs and types of mortgages where possible.

3. Adequacy of supply of standard housing for low-income families and proposals for special rehousing problems

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families.

Chapter 197 of the Acts of 1963, Commonwealth of Massachusetts, now prohibits discrimination in all housing except owner-occupied, two-family structures. In order to facilitate housing for families and individuals who are members of minority groups, the Authority staff is working with fair housing organizations and other groups to assure adequate opportunity for satisfactory rehousing for them.

Families and individuals with special rehousing problems including large families, those with low income, individuals or families with handicapped or aged members, will receive special attention from trained relocation and rehousing specialists.

D. Relations with Site Occupants

1. Development of ; an Informational Program.

The Redevelopment Authority is developing an informational program for the Project Area. Many of the residents who will be displaced will be invited to group meetings where the objectives of the urban renewal program will be outlined, existing conditions in the Project Area will be reviewed, renewal plans for the area will be discussed with residents, the impact of these plans in terms of required displacement of families, individuals and business will be discussed, and relocation and rehousing proposals ; will be outlined in detail. These informational meetings will be continued as required to deal with the unique concerns of families, single persons, and business units who are to be relocated.

The informational program will include the preparation and distribution of monthly newsletters, special bulletins and other material designed to keep residents of the Project Area informed of current developments in the renewal program, generally, and of the availability of relocation assistance, and the means by which relocation services will be made available.

Informational statements describing the South Cove Project and its boundaries, relocation services and aids, and the availability of relocation payments will be mailed to site occupants in the near future.

2. Interviews with site occupants

- a. A sample survey of families and individuals whose living accommodations are to be acquired was conducted in the winter of 1964-1965.

On or about the time of acquisition of property, interviews with all the residents will be conducted and each site occupant household will be informed:

- 1) that the Redevelopment Authority has acquired the property by eminent domain on said date;
- 2) Of the reason for the acquisition;
- 3) or the Authority's basic objective and policies with respect to relocation;
- 4) of the Authority's legal responsibility and obligations for relocation, and services and aids available, including relocation payments;
- 5) of the availability of information concerning FHA types of mortgages and mortgage insurance;
- 6) of the availability of FHA and VA-acquired properties as a relocation resource and of listings of such properties at the project office;
- 7) of the opening of a project office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;

- 8) that they will not be required to move, except for cause, or except on a temporary basis, until given an opportunity to obtain standard housing;
- 9) of the obligation of the family or individual to pay use and occupancy charges to the Authority and other responsibilities and obligations;
- 10) of the eviction policy of the Authority.

An informational booklet or statement will be given to each site occupant household at the time of taking, outlining the pertinent facts in a simple, easy-to-read fashion.

The booklet or statement will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe and sanitary housing.

3. General location and approximate business hours of the South Cove Project office.

The Project office will be open for relocation purposes from 9:00 am to 5:00 p.m. five days a week; evening and Saturday hours will be arranged as needed.

4. Referrals to cooperating real estate firms and the Housing Authority.

Vacancy listings of standard rental and sales housing located by the central office and the South Cove relocation staff will be maintained in the Project office. Families and individuals will be offered listings from all appropriate sources of vacancies and referred to private real estate firms, landlords, builders, etc. after said housing unit has been inspected and approved by a housing inspector of the relocation staff. No referrals will be made to housing units which are scheduled for clearance under a Title I project in planning or execution or other governmental activity.

5. Inspection of relocation housing

All relocation housing, except public housing and FHA and VA approved housing, will be inspected, including that of self-relocated families. If such families have moved to sub-standard housing, they will be considered as temporarily relocated and will be urged to take advantage of the resources of the Rehousing staff in obtaining standard accommodations.

If the family declines the offer of a standard dwelling unit and relocates into a unit that does not meet code requirements, the matter will be referred to the appropriate code enforcement agency with the objectives of bringing the unit into conformity with code requirements.

6. Tracing of families who have left without leaving a new address.

The rehousing staff will attempt to trace families who have disappeared from the Project Area by using available sources for locating them; i.e. employers, school and car registrations, social agencies, telephone and utility records. When families cannot be found after a two-month period, they will be dropped from the work load.

7. Referral to social agency of families requiring assistance

Families requiring assistance of special nature will be offered the services of qualified relocation specialists on the relocation staff. Arrangements for referring families or single persons requiring long-term assistance to appropriate social agencies and organizations will be made as part of the comprehensive relocation program.

8. Assistance to prospective home buyers in obtaining mortgage financing.

The relocation staff will explain the FHA Section 221 mortgage insurance program, and FHA and other mortgage financing programs to prospective home buyers. All possible assistance will be given to families who desire and are able to purchase housing under these programs.

FHA Form 3476, Certificate of Eligibility under Section 221 of the National Housing Act, will be provided to those families who are interested in sales housing, and to prospective tenants of 221(d)(3) rental housing.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority.

The Authority will make all possible efforts to avoid the eviction of any family from the Project Area. Eviction proceedings shall be instituted only against families who:

- 1) are financially able to and refuse to pay use and occupancy charges to the Authority;
- 2) maintain a nuisance or use the premises for illegal purposes;
- 3) refuse without valid reason three or more referrals of suitable and approved accommodations;
- 4) are squatters in dwellings vacated by families who have been relocated;
- 5) refuse to admit a relocation interviewer.

Prior to eviction, the family will be offered all the relocation services of the Authority. In addition, an attempt will be made to enlist the services of the appropriate community social service agency if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director or Assistant Executive Director prior to eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

F. Relocation Payments

The Authority will make relocation payments to eligible site occupants, including families, individuals, and businesses in accordance with Section 114 of the Housing Act of 1949, as amended, and regulations governing relocation payments issued by the Housing

and Home Finance Agency and the approved Relocation Program. Detailed information and prescribed procedures with respect to the method of payment will be available at the Project Office.

1. Eligibility

Relocation payments will be made to families, individuals, and businesses and other non-residential establishments in the Project Area who are eligible according to the above Regulations.

2. Time Limit

The claim for relocation payment for moving expenses or direct loss of property must be filed with the Authority by the claimant within six months of the time that the expense has been incurred.

3. Method of Payment

The Boston Redevelopment Authority has adopted the following schedule on the method for making fixed relocation payments to individuals and families in lieu of their reasonable and necessary moving expense and for allowable direct losses.

The payment schedule for families and individual householders, based on the claimants actual livable rooms with furniture is as follows:

<u>Rooms</u>	<u>Amount</u>
1	\$ 40.00
2	55.00
3	70.00
4	85.00
5	100.00
6	115.00
7	130.00
8	145.00
9	160.00
10	175.00
11	190.00
12 or more	200.00

Single person not
owning furniture: 5.00

Family not
owning Furniture: 10.00

The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule, but not to exceed \$200.00, if the family being relocated so desires.

G. Services to be Provided to Individuals

1. Individuals Occupying Separate Housekeeping Units.

The relations with individual residents occupying separate housekeeping units will be the same as with families. All relocation services will be offered, including referrals to public housing, if eligible, or to private rental or other housing. Relocation payments will be made to eligible individuals under the provisions set forth in Paragraph F, above.

2. Other Individuals

The relations with individual residents occupying rooming units or other such accommodations will be the same as with families and individuals occupying housekeeping units. Relocation payments will be made to those eligible under the provisions set forth in Paragraph F, above.

H. Services and Payments to Business Concerns.

Pursuant to Section 114 of the Housing Act of 1949, as amended, and pursuant to regulations issued by the Urban Renewal Commissioner of the Housing and Home Finance Agency, the Boston Redevelopment Authority may make relocation payments to eligible business concerns displaced by an urban renewal project.

The Authority will, by informational statement and other communications addressed to business concerns occupying property within the Project Area, notify such concerns, in conformity with regulations, of
(a) the availability and terms of relocation payments,
(b) the location of the office where the written conditions under which relocation payments are made

are available, (c) the hours during which the Project Office is open, (d) the availability of advisory services and financial assistance from the Small Business Administration, and (e) other pertinent information.

- a. The Authority shall pay to any displaced business concern its reasonable and necessary moving expenses and any direct losses of property except goodwill or profit (which are incurred on and after August 7, 1956, and for which reimbursement or compensation is not otherwise made) subject to a maximum of \$25,000 and an additional \$1,500 in the case of a private business (small business concern) with average annual net earnings of less than \$10,000 per year which (a) was doing business in a location in the urban renewal area on the date of local approval of the urban renewal area, (b) is displaced on or after January 27, 1964, and (c) is not part of an enterprise having establishments outside the urban renewal area.

Such payments shall be made subject to the regulations governing relocation payments issued by the Housing and Home Finance Agency.

- b. Excerpts from HHFA regulations, which may change from time to time are included here. In order to be eligible for a relocation payment, the displacement of the site occupant must:
 - 1) Be from the real property within the urban renewal area, on or after the effective date of the execution of the capital grant project or the date of approval by HHFA of the initial Project Expenditures budget;
 - 2) Be made necessary by (i) the acquisition of such real property by the Authority or any other public body, or (ii) code enforcement activities undertaken in connection with the urban renewal project, or (iii) a program of voluntary rehabilitation of buildings or other improvements in accordance with the urban renewal Plan.

c. In determining eligible relocation expense, the following words shall be construed to mean:

- 1) Property Tangible personal property, excluding fixtures, equipment, and other property which under State or local law are considered real property, but including such items of real property as the site occupant may lawfully remove.
- 2) Business Concern. A corporation, partnership, individual, or other private entity, including a non-profit organization, engaged in some type of business, professional or institutional activity necessitating fixtures, equipment, stock in trade, or other tangible property for carrying on of the business, profession, or institution.

A small business concern is a business concern (other than a non-profit organization) which in the two tax years (or, if not in business that long, the tax year) immediately preceding its displacement had average annual gross receipts or sales in excess of \$1,500 but average annual net earnings before income taxes of less than \$10,000. Earnings for this purpose include salaries, wages, drawings, or other compensation received by officers of the concern (in the case of a corporation) or an owner of the concern or any member of his household related to him.

- 3) Moving Expenses. Costs of dismantling, crating, insuring, transporting, reassembling, reconnecting, and reinstalling of personal property, merchandise, etc. exclusive of the cost of any additions, improvements, alterations, or other physical changes in or to any structure in connection with affecting such reassembly, reconnecting, or reinstallation.
- 4) Actual direct losses or loss of property. Actual loss in the value of the property (exclusive of goods or other inventory kept for sale) sustained by the site occupant; by reason of the disposition or abandonment of the property resulting from the site occupant's displacement from an urban renewal area. A loss resulting from damage to the property while being moved is not included.

- 5) Effective date. The date of the original capital grant contract entered into on or after August 7 1956, or, at the option of the LPA, the date of approval by HHFA on or after August 7, 1956, of the initial Project Expenditures Budget, provided that in the latter case a capital grant contract for such contemplated project is thereafter made.
- d. The Authority shall pay its proportionate share of administering the relocation program as part of an eligible project expenditure.
- e. The Authority reserves the right to deny a claim of an otherwise eligible business concern which has defaulted in its obligation to the Authority.
- f. No claim for relocation payment in excess of \$500 shall be allowed for moving expenses or actual direct loss of property incurred by a business concern on or after April 1, 1965, unless the concern has submitted to the Authority, at least 15 days prior to the commencement of the move, a bid from three reputable firms covering the moving cost involved. Whenever it is not feasible to obtain three bids for any category of work, a lesser number of bids shall be submitted, together with a written justification by the concern: and no relocation payment shall be allowed in such cases unless the Authority has approved the justification.
- Payment to a business concern for moving expenses shall not exceed the amount of the low bid submitted unless the bid requirement has been waived by the Authority under the conditions stated above.
- g. The Authority will not pay the cost of any appraisal made to determine actual loss of property if made by or in behalf of the claimant. If the Authority expends money to determine the validity of such claims, it shall be an eligible project expenditure.
- h. A site occupant of the property on the date of execution of a Federal financial assistance contract (or FHA concurrence, prior to its approval of an Application for Loan and Grant, in the commencement of a project execution activity) which contemplates acquisition of the property and a site occupant of the property at the time of its acquisition may be deemed displaced by the acquisition upon vacating the property.

- i. A business concern which moves beyond one hundred miles of the boundary of the City of Boston shall not obtain a relocation payment for its moving expense for moving such distance of one-hundred miles.
- j. A relocation payment shall not be made to site occupants for the purpose of a temporary on-site move, unless such temporary on-site move was made for the convenience of the Authority. In that event, the cost of the temporary move shall be considered as a property management expense and, therefor, eligible for inclusion as a part of gross project costs.
- k. If the total of the actual moving expenses incurred on or after October 3, 1962, is greater than \$3,000, the maximum relocation payment to a business concern shall not exceed the total of the actual moving expenses, or \$25,000, whichever is less.
- l. The Authority will obtain the approval of the Housing and Home Finance Agency (HHFA) of the Federal Government before making any relocation payment in excess of \$10,000.
- m. A Business concern shall give the South Cove Project Office a minimum of 30 days but no more than 90 days' written notice of its intention to move and must permit the Authority, or its authorized representatives, to inspect the property to be moved. An exception to the requirement for timely notice will be made only if the Authority determines that there was reasonable cause for the failure of the business concern to give the required notice, the Authority has adequately verified the facts pertaining to the move and the requested relocation payment, and HHFA has concurred in the payment.

A business concern which is not being displaced from the Project Area may receive a relocation payment covering actual moving expenses incurred in removing its outdoor advertising displays from the area, if it is required to do so. The moving expenses must have been incurred on or after September 2, 1964.

- n. Disbursements which are not eligible as relocation payments include, but are not limited to, the following:
- 1) Disbursements made prior to the effective date;
 - 2) Disbursements for any rent, for loss of good will or profit, or for any costs other than necessary moving expenses or actual direct losses of property;
 - 3) Disbursements for expenses or losses for which reimbursement or compensation is otherwise made;
 - 4) Disbursements for expenses of claimant in preparing and supporting its claim;
 - 5) Loss resulting from damage to the property while being moved;
- o. Any business concern seeking relocation payments shall file a written claim for same on form H-6140 furnished by the Authority at the Project Office. All such papers and related evidence shall become the permanent records of the Authority.
- p. A claim for relocation payment shall be submitted to the Authority within a period of six months after the moving expenses are incurred or direct losses of property are suffered.
- q. All claims shall be approved by the South Cove Business Relocation Officer.

H. Additional State or Local Relocation Requirements.

1. Highways

The Inner Belt Highway is to be located within the City of Boston as proposed by the 1948 Highway Master Plan. There is currently no definite time schedule for the design, right-of-way acquisition, or construction of this highway. At such time as definite schedules may be established, the Boston Redevelopment Authority will consult with the Massachusetts Department of Public Works regarding relocation requirements.

2. Other State Acquisition and Institutional Expansion.

There is no significant relocation expected within the period of relocation of the South Cove Project as a result of other State acquisition or institutional expansion. At such time as other State acquisition or institutional expansion may have an effect upon the Project's relocation program, the Boston Redevelopment Authority will consult with the appropriate State agency regarding relocation requirements.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES	PROJECT LOCALITY Boston, Massachusetts	
	PROJECT NAME South Cove	
	PROJECT NUMBER R-92	
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.	ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 24 mos.	DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED			
FAMILIES	TOTAL	WHITE	NONWHITE
Estimated number of families in project area	386	257	129
b. Estimated number to be displaced from property to be acquired by LPA	133	68	65*
c. Estimated number to be displaced from property to be acquired by other public bodies			
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	17	5	12

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	68	61	7	65	43	22
b. Eligible for federally aided public housing	47	47	0	39	32	7
c. Eligible for State or locally aided public housing 1	(13)	(13)	(0)	(10)	(8)	(2)
d. Ineligible for public housing	21	4	7	26	11	15

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	5	4	1	12	10	2
b. Eligible for federally aided public housing	3	3	0	7	6	1
c. Eligible for State or locally aided public housing	0	0	0	2	2	0
d. Ineligible for public housing	2	1	1	3	2	1

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE						
PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	73	45	28	77	26	51
b. Private rental housing	41	26	15	36	12	24
Private sales housing	12	9	3	25	8	17
d. Federally aided public housing	20	10	10	16	6	10
e. Other public housing	0	0	0	0	0	0

1 - included under IIb. *see above

HOUSING AND HOME FINANCE AGENCY
 URBAN RENEWAL ADMINISTRATION

ESTIMATED HOUSING REQUIREMENTS AND
 RESOURCES FOR DISPLACED ~~FAMILIES~~ Indiv.

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

South Cove

PROJECT NUMBER

R-22

INSTRUCTIONS: Place original and one copy in Binder No. 1,
 and one copy each in other binders.

ESTIMATED LENGTH
 OF DISPLACEMENT
 PERIOD: _____ MOS.

DATE OF SUBMISSION

I. NUMBER OF ~~FAMILIES~~ INDIVIDUALS IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES Individuals	TOTAL	WHITE	NONWHITE
Estimated number of families in project area Indiv.	1500	1200	300
b. Estimated number to be displaced from property to be acquired by LPA	402	247	155*
c. Estimated number to be displaced from property to be acquired by other public bodies			
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	35	10	25

II. CHARACTERISTICS OF ~~FAMILIES~~ TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES Individuals	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	247	247	0	155	155	0
b. Eligible for federally aided public housing	137	137	0	147	147	0
c. Eligible for State or locally aided public housing 1	(50)	(50)	0	(40)	(40)	0
d. Ineligible for public housing	60	60	0	8	8	0

III. CHARACTERISTICS OF ~~FAMILIES~~ TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

IV. CHARACTERISTICS OF ~~FAMILIES~~ TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES,
 FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES Individuals	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	10	10	0	25	25	0
b. Eligible for federally aided public housing	6	6	0	20	20	0
c. Eligible for State or locally aided public housing	0	0	0	0	0	0
d. Ineligible for public housing	4	4	0	5	5	0

V. PROPOSED REHOUSING OF ~~FAMILIES~~ INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES Indiv.	257	197	60	180	107	73
b. Private rental housing	210	160	50	146	83	63
Private sales housing	3	3	0	2	2	0
d. Federally aided public housing	44	34	10	32	22	10
e. Other public housing	0	0	0	0	0	0

1 - Included under IIb. *see above

PROJECT NAME		PROJECT NUMBER							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	Ind Fam 257 73	20	20	24	7	2			
\$0 - \$49	25 0								
\$50 - \$99	40 2	2							
\$100 - \$149	39 3	3							
\$150 - \$199	27 5	1	3	1					
\$200 - \$249	15 9	2	3	3	1				
\$250 - \$299	20 15	3	4	5	2	1			
\$300 - \$349	21 10	3	2	4	1				
\$350 - \$399	6 6 8 1	2 1	1	2		1			
\$400 - \$449	23 6	1	1	3	1				
\$450 - \$499	21 7	2	3	2					
\$500 or more	12 9		3	4	2				

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES & Inds.	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	320	Inds Fam 257 20	44	9					
\$0 - \$49	25	25							
\$50 - \$99	42	40 2							
\$100 - \$149	42	39 3							
\$150 - \$199	32	27 1	4						
\$200 - \$249	24	15 2	6	1					
\$250 - \$299	35	20 3	9	3					
\$300 - \$349	31	21 3	6	1					
\$350 - \$399	21	14 3	3	1					
\$400 - \$449	21	23 1	4	1					
\$450 - \$499	21	21 2	5						
\$500 or more	21	12 7	2						

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME			PROJECT NUMBER							
South Cove			R-92							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)										
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		NUMBER OF FAMILIES BY FAMILY SIZE ¹							
			2	3	4	5	6	7	8	9 OR MORE
TOTAL	Ind 180	Fam 77	17	16	16	14	8	5	1	
\$0 - \$49	0	0								
\$50 - \$99	27	5	4	1						
\$100 - \$149	28	3	3							
\$150 - \$199	30	3	1	2						
\$200 - \$249	32	9	3	1	3	2				
\$250 - \$299	28	7	1	2	1	2	1			
\$300 - \$349	16	10	2	1	1	2	2	2		
\$350 - \$399	6 4	9	1	1	2	2	2	1		
\$400 - \$449	3	8		2	2	1	2			
\$450 - \$499	4	12	2	4	3	2				
\$500 or more	2	11		2	4	2		2	1	

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES & Indvs.		BEDROOM REQUIREMENTS						
			1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE		
TOTAL	257	Inds 180	Fam 17	12	22	6	0		
\$0 - \$49									
\$50 - \$99	32	27	1	1					
\$100 - \$149	31	28							
\$150 - \$199	33	30	1	2					
\$200 - \$249	41	32	1	4	2				
\$250 - \$299	35	28	1	3	3				
\$300 - \$349	26	16	2	2	4	2			
\$350 - \$399	19	10	1	3	4	1			
\$400 - \$449	11	3		4	4				
\$450 - \$499	16	4	2	7	3				
\$500 or more	13	2		6	2	3			

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME South Cove	PROJECT NUMBER R-92
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING (1)																
a. Federally aided		10	434	477	8	1134	59	2	805	25		190	29		42	18
b. State or locally aided			152	37		398			304			66			14	
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL		8	2113		30	2144		3	141			390			60	
GROSS MONTHLY RENTAL	Under \$40		156			150			67			28			4	
	\$40 - \$49		164			158			53			29			3	
	\$50 - \$59		195		2	190			67			35			6	
	\$60 - \$69	2	255		6	251		2	99			46			6	
	\$70 - \$79	2	301		4	311			131			56			9	
	\$80 - \$89	1	321		6	330		1	130			60			10	
	\$90 and over	3	721		12	744			313			136			22	
3. STANDARD SALES HOUSING																
TOTAL		2			6			4								
SALES PRICE	Under \$5,000		4			16			22			10			6	
	\$5,000 - \$5,999		2			8			10			4			2	
	\$6,000 - \$6,999		2			10			12			6			2	
	\$7,000 - \$7,999		2			10			14			6			4	
	\$8,000 - \$8,999	1	2			10			10			6			2	
	\$9,000 - \$9,999	1	4		1	14		1	19			8			4	
	\$10,000 - \$11,999		6		3	30		2	40			18			10	
	\$12,000 and over		62		2	244		2	134	20		144	10		76	

- 1) Turnover for a 24 mo. period, plus all planned new housing
 2) 20% of estimated turnover in City for 24 month period

PROJECT NAME					PROJECT NUMBER										
South Cove					R-92										
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE HOUSING Indiv.															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING (1)															
a. Federally aided	44	434	477		113	59		856	25		190	29		42	18
b. State or locally aided		152	37		99			304			66			14	
2. STANDARD PRIVATE RENTAL HOUSING (2)															
TOTAL	210	2144			865			390			60				
GROSS MONTHLY RENTAL	Under \$40	6	156		160			67			28			4	
	\$40 - \$49	20	164		158			52			29			3	
	\$50 - \$59	16	195		190			67			35			6	
	\$60 - \$69	24	255		251			90			46			6	
	\$70 - \$79	20	301		311			131			56			9	
	\$80 - \$89	18	321		330			139			60			10	
	\$90 and over	48	721		744			312			136			22	
	3. STANDARD SALES HOUSING														
TOTAL	3														
SALES PRICE	Under \$5,000		4		16			22			10			6	
	\$5,000 - \$5,999		2		8			12			4			2	
	\$6,000 - \$6,999		2		10			14			6			2	
	\$7,000 - \$7,999	1	2		10			14			6			4	
	\$8,000 - \$8,999	2	2		10			16			6			2	
	\$9,000 - \$9,999		4		14			17			8			4	
	\$10,000 - \$11,999		6		30			14			16			10	
	\$12,000 and over		62		244			222			144	10		76	

(1) Turnover for a 24 mo. period, plus all planned new housing

(2) 20% of estimated turnover in City for 24 month period

PROJECT NAME							PROJECT NUMBER								
South Cove							R-92								
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued															
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES															
TYPE OF HOUSING		1 BEDROOM		2 BEDROOMS		3 BEDROOMS		4 BEDROOMS		5 OR MORE BEDROOMS					
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE			
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		
1. PUBLIC HOUSING (1)															
a. Federally aided		4	434	477	3	1134	59	7	855	25	2	190	29		42 18
b. State or locally aided			152	37		398			305			66			14
2. STANDARD PRIVATE RENTAL HOUSING(2)															
TOTAL		13	2113		19	2144		3	860		1	390			60
GROSS MONTHLY RENTAL	Under \$40	3	156			160			47			28			4
	\$40 - \$49	1	164			158			53			29			3
	\$50 - \$59	1	195		1	190			67			35			6
	\$60 - \$69	2	255		2	251			70			46			6
	\$70 - \$79	1	301		2	311		1	131			56			9
	\$80 - \$89	3	321		3	330		2	149			60			10
	\$90 and over	2	721		11	744			313		1	136			22
3. STANDARD SALES HOUSING															
TOTAL					10			12			3				
SALES PRICE	Under \$5,000		4			16			22			10			6
	\$5,000 - \$5,999		2			8			12			4			2
	\$6,000 - \$6,999		2			10			12			6			2
	\$7,000 - \$7,999		2			10			14			6			4
	\$8,000 - \$8,999		2			10			12			6			2
	\$9,000 - \$9,999		4		2	14		1	15			8			4
	\$10,000 - \$11,999		6		3	30		3	30		1	18			10
	\$12,000 and over		62		5	244		6	310	10	2	144	10		76

- (1) Turnover for a 24 mo. period, plus all planned new housing
 (2) 20% of estimated turnover in city for 24 month period

PROJECT NAME South Cove	PROJECT NUMBER R-92
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided (1)	32	434	477		1134	59		866	25		190	29		42	18
b. State or locally aided		152	37		398			304			66			14	
2. STANDARD PRIVATE RENTAL HOUSING (2)															
TOTAL	146	2113			2114			865			390			60	
GROSS MONTHLY RENTAL	Under \$40	39	156		160			67			28			4	
	\$40 - \$49	18	164		158			63			29			3	
	\$50 - \$59	23	195		190			67			35			6	
	\$60 - \$69	20	255		251			93			46			6	
	\$70 - \$79	15	301		311			131			56			9	
	\$80 - \$89	10	321		330			177			60			10	
	\$90 and over	21	721		744			325			136			22	
3. STANDARD SALES HOUSING															
TOTAL	2														
SALES PRICE	Under \$5,000		4		16			12			10			6	
	\$5,000 - \$5,999		2		6			12			4			2	
	\$6,000 - \$6,999		2		10			12			6			2	
	\$7,000 - \$7,999	1	2		10			14			6			4	
	\$8,000 - \$8,999	1	2		10			12			6			2	
	\$9,000 - \$9,999		4		14			12			8			4	
	\$10,000 - \$11,999		6		30			40			18			10	
	\$12,000 and over		62		244			290			144	10		76	

(1) & (2) same as Page 5 of 5

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-92

BINDER NO.

South Cove Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

STATEMENT ACCOMPANYING FORM H-6122

CODE NO. R-223 (3)

Estimates of housing needs and resources are submitted on Form H-6122 and are supported in the following narrative statements:

(1) The sources from which the data has been obtained for Form H-6122 and the narrative statement are:

a) for the number, size, rent and price distribution of estimated housing resources:

- 1) U.S. Census of Housing: 1960 Volume I, State and Small Areas, Massachusetts Final Report H.C.(1) 23.
- 2) U.S. Census of Housing: 1960 Special Reports for Local Housing Authority Series H.C. (sl), No. 67, Boston, Massachusetts
- 3) Internal records and letter from the Boston Housing Authority dated November 27, 1964.
- 4) Turnover data on rental housing, City of Boston, from daily utility company listings.
- 5) Appraiser's Weekly Tabulation of turnover in sales housing by district in the City of Boston in one, two and three family housing and in structures of 4 or more units.

b) for proposed rehousing:

- 1) Evaluation of data from U. S. Census of Population, 1960, Boston, and from 1965 field surveys as to income characteristics, bedroom requirements, preferences and ability to pay for housing, including low-rent public housing.
- 2) Related analysis of past rehousing programs under Title I operations.

(2) The proposed rehousing program is developed in the following order:

- A. Rehousing in Low-rent Public Housing
- B. Rehousing in Private Rental Housing
- C. Rehousing in Private Sales Housing

Block VI, Sections A-D of Form H-6122, Size by Income and Bedroom requirements by Income, indicates the general ability to pay for housing by size of unit needed for families and one-person householders to be displaced from clearance tracts within the renewal area.

From analysis of housing needs and requirements, including the percentage of aged owner-occupants who are expected to prefer either public housing or privately improved tenancy, the following conclusions as to selection of new and improved homes have been determined:

- (a) It is estimated that one hundred twelve (112) families and individuals by reason of limited income, age and other factors of eligibility will be relocated into public housing.
- (b) It is estimated that forty two (42) families and individuals have either been long-term owners with substantial equity in their own property or have the financial resources to express a preference for purchase or to be persuaded to purchase homes as an improvement over present domiciles.
- (c) Four hundred thirty three (433) families and individuals are expected to choose to continue to rent in either existing or newly created private rental housing. A large number of these individuals going into private rental housing are students at the Tufts Dental and Medical Schools.

A sample family survey during the planning stages of the South Cove Urban Renewal Project indicated many of the 133 families have a strong attraction to the preference for remaining in the close-in neighborhoods of Boston. The effort

of the Family Relocation Program will be directed to this desire of the family residents.

In addition to the relocation of these 133 families as part of the Plan, it is estimated that approximately 17 families will be displaced by rehabilitation, conservation, or code enforcement activities.

Staging Plan for South Cove

<u>Year</u>	<u>Stage</u>	<u>Families and One-Person Households to be Displaced</u>	<u>Private Rental</u>	<u>Private Sales</u>	<u>Public Housing and Housing for Elderly</u>
1965-1966	I	294	217	21	56
1966-1967	II	293	216	21	56

A. Relhousing in Low-rent Public Housing

The proposed rehousing of displaced families and single persons in public housing is based on (1) normal turnover in Federally-aided low-rent public housing, including accommodations for elderly and (2) turnover in State-aided housing and housing for the elderly.

In Block V of Form H-6122, 20 white families and 16 nonwhite families are proposed to be rehoused in low-rent and other public housing. This represents 27% of the white families and 21% of the nonwhite families to be displaced.

Block III of Form H-6122 indicated 257 white and 180 nonwhite single person householders to be displaced from the Project Area. Block VI Sections A,B,C and D indicate income characteristics for these households as well as for all families (two or more persons) to be displaced.

It is proposed to rehouse 44 white and 32 nonwhite single persons in public housing. This represents 17% of the white and 18% of the nonwhite single persons. Approximately 25% of the white single persons and 11% of the nonwhites are elderly. Based on past experience, public housing, particularly housing for the elderly, is useful for the rehousing of these single persons.

The proposed public rehousing part of the Relocation Program indicates a total housing need as follows:

Bedrooms Needed by Families and Individuals

<u>Units Needed</u>	<u>1 BR</u>	<u>2 BRs</u>	<u>3 BRs</u>	<u>4 BRs</u>	<u>5 or more BRs</u>
White	54	8	2	-	-
Non-white	36	3	7	2	-
Total Needed	90	11	9	2	-
Units on Market*	586	1,532	1,170	256	56

*Based on projected turnover for 24-month displacement period in existing public housing inventory, Federal and State programs

In addition, the Housing Authority has in recent years been constructing housing for the elderly. Eight developments, containing 480 apartments, were completed and opened between 1962 and 1964. A ninth development, containing 80 one-bedroom apartments, is presently under construction. In addition, the Housing Authority has entered into an annual contributions contract with PHA to construct nine more developments for the elderly with some 724 apartments. It is also awaiting a financial assistance contract from the State Housing Board for a 56-unit development. Construction is expected to begin in 1965, with occupancy in 1966.

In 1964 the Boston Redevelopment Authority and the Boston Housing Authority initiated a program of rehabilitation of existing structures for public housing in the Roxbury-North Dorchester GNRP area to be used as public housing. Consideration will be given to this program elsewhere in the City.

B. Rehousing in Standard Private Rental Housing

The proposed rehousing of displaced families and single persons in standard private rental housing is based on the vacancies expected to be available from turnover in the City of Boston during the displacement period. In Block V of Form H-6122, 41 white families and 36 nonwhite families are proposed to be rehoused into standard private rental accommodations. This represents 56% of the white families and 47% of the nonwhite families to be displaced.

In Block VII, A,2 and B,2 indicate estimated housing requirements for single person households in private rental housing. It is proposed to rehouse 210 white single persons and 146 nonwhite single persons in private rental accommodations. This represents 82% of the white single persons and 81% of the nonwhite single persons.

1. Rental Housing Resources in the City of Boston

Block VII A-D indicates the availability of rental housing in turnover in the City inventory for the displacement period. Estimates for standard private rental housing in the City of Boston have been developed from the sources identified on page 1 of this statement. The method for determining the availability of standard private rental housing in Boston is as follows:

As of April 1, 1960, the U.S. Census of Housing listed 5,778 vacant units with all plumbing facilities which were available for rent. These units are considered to be standard. Also included are units which are actually offered for sale or rent at the same time.

2. Gross Monthly Rent

(a) Comparison of Rental Prices for Standard Occupied and Standard Vacant Dwelling Units.

The census lists all occupied rental units by rent category, such as \$40-49, \$50-59. It was assumed that the pattern of rents for the standard occupied units would be appropriate for the 5,778 vacant standard dwelling units. For example, since 7.3% of the standard occupied units were in the under \$40 per month gross rent category, then 7.3% of 5,778 vacant units would also be priced under \$40 per month.

(b) Determination of Rental Price for \$80-89 and \$90 and Over Rental Intervals.

The rent category of \$80-99 per month as listed in the census was subdivided in order to get the \$80-89 interval as required on Form H-6122. For all occupied rental units, 53.5% of the units in the \$80-99 category were placed in the \$80-89 category.

Gross Monthly

<u>Rent</u>	<u>Per Cent</u>	<u>Number</u>
Under \$40	7.3	422
\$40-49	7.9	457
\$50-59	9.4	543
\$60-69	12.2	705
\$70-79	14.2	820
\$80-89	14.1	873
\$90 & over	33.9	1,958
Total	100.0	5,778

3. Size of Unit

The distribution of standard vacant rental units according to number of bedrooms was calculated in a manner similar to that described above for rents. The census lists all renter-occupied units by number of rooms and bedrooms.

4. Relationship Between Rent and Unit Size

Since the census lists rents and unit size separately, no published information is available on the distribution of unit size within particular rent categories. Therefore it was assumed that within each rent category the distribution of unit sizes was the same as the overall distribution of unit sizes. From the information available on rents and unit size, 129 units of public housing available on April 1, 1960 (12 one-bedroom, 50 two-bedroom, 59 three-bedroom, 6 four-bedroom and 2 five-bedroom units), were subtracted from the 5,778 units and the following chart was prepared.

Total Number of Vacant Standard Private Rental
Units by Gross Monthly Rent and Size of Unit

<u>Gross Monthly Rent</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Total</u>
Under \$40	158	162	68	29	5	422
\$40-49	166	160	54	30	4	414
\$50-59	197	192	68	36	7	500
\$60-69	258	254	96	47	7	662
\$70-79	305	315	133	57	10	820
\$80-89	325	334	141	61	11	872
\$90 & Over	729	752	317	138	23	1959
Total	2138	2169	877	398	67	5649

5. Correction for Turnover

Some data on turnover of private rental housing units in the City is available from U.S. Census reports. During 1958-59, 33,800 units (rental and sales) were vacated and then re-occupied in Boston. In 1958-59, 27,806 rental units were vacated and then re-occupied, or approximately 13,903 rental units per year. This represents a turnover of approximately 2.47 times the total number of vacant standard private rental units tabulated in paragraph 4 above. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 and a seven-month tabulation of gas

shutoffs by a major utility company indicate that there is a much greater turnover than cited for 1958-59. This turnover of housing would continue each year during the total displacement period (estimated at 24 months or 2 years).

However, it is not feasible to assume that it is possible to capture for relocation purposes one hundred percent of this turnover of private rental housing in Boston. Using an estimated 20 percent capture rate, and based on the unit size and cost distribution tabulated in paragraph 4 above, an estimate of standard private rental vacancies potentially available for rehousing families and single persons to be displaced has been developed. These potential housing resources are listed in Form H-6122, Block VII, A,2, and B,2, Standard Private Rental Housing, with the housing needs of 433 households proposed to be rehoused in rental housing. The analysis and comparison indicated the availability of an adequate volume of private rental units for rehousing families and one-person households in rental housing in Boston.

6. Turnover in Rental Housing, by District, City of Boston

Recently, information was compiled on utility shut-offs in Boston. These represent apartments vacated in various housing areas of the City. For the most recent seven-month period, this turnover was as follows:

Breakdown* of Shut-Offs for January through July 1964

Dorchester	3,872
Brighton-Allston	2,229
Roxbury	2,887
West Roxbury	157
East Boston	794
Charlestown	332
Boston	3,408
Jamaica Plain	1,015
Roslindale	445
Mattapan	208
South Boston	828
Total	16,172

*Hyde Park not included.

7. Rental Housing, City of Boston Telephone Survey

A telephone survey of classified advertisements in the Real Estate Section of the Boston Sunday Globe, February 28, 1965 was made. Information was obtained for 406 units.

The following table is based upon gross rentals, and includes heat, electricity and gas:

Rental Housing, City of Boston

<u>Gross Monthly Rent*</u>	<u>Number of Bedrooms</u>				<u>Total</u>
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	
Under \$70	3	3			6
\$70-79	9	7	1		11
\$80-89	21	18	4	1	44
\$90-99	26	32	3		61
\$100-114	28	55	16	2	101
\$115 and over	54	94	26	3	177
Total	141	209	50	6	406

*Unheated apartments were increased by \$20; an additional \$7 (for units with 6 or fewer rooms) and \$8 (for units with 7 or more rooms) was added where these utilities were not included.

These figures indicate only a portion of the turnover in rental housing in the City of Boston. Taken together, these data indicate an adequate supply and turnover of rental housing in the City of Boston.

C. Rehousing in Standard Private Sales Housing

The proposed rehousing of displaced families and single persons in standard private sales housing is based on vacancies expected to be available during the displacement period.

In Block V of Form H-6122, 15 white families and individuals and 27 nonwhite families and individuals are proposed to be rehoused into standard private sales accommodations. This represents 5% of the white families and 11% of the nonwhite families. It also represents an estimated increase in homeownership over the existing number of nonwhite families that own homes, based on family income.

1. Sales Housing Resources in the City of Boston

Estimates of standard private sales housing in the City of Boston have been developed from the sources identified on pages 1 and 2 of this statement.

As of April 1, 1960, the U.S. Census of Housing listed 485 vacant units having all plumbing facilities which were available for sale. Although this number seems small, it must be remembered that most houses which are for sale are not vacant. These units are considered standard. In addition, a house classified as a vacant unit available for sale must be for sale only. Vacant units in a multi-family structure which is for sale are not counted unless the unit is for the new owner and not also for rent.

2. Determination of Price of Sales Housing

To estimate price for the 485 standard vacant units, value data for all owner-occupied units was used. The value data is gathered only for one-family units with no business, and represents the respondent's estimate of how much the property would sell for in today's market.

3. Determination of Unit Sizes

The size of sales dwelling units is predicated primarily from U.S. Census reports on occupied units and converted so as to similarly apply to vacant sales units.

4. Standard Vacant Sales Units by Price and Size

In the absence of information on the relationship between price and size of unit in Boston, it was assumed that within each size category the distribution of sales prices was the same as the overall distribution of sales prices.

<u>Number of Bedrooms</u>							<u>Percent of total</u>
<u>Sales Price</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Total</u>	
Under \$5,000	2	8	12	4	4	30	6.2
\$5,000-5,999	1	5	7	2	2	17	3.5
\$6,000-6,999	1	5	7	2	2	17	3.5
\$7,000-7,999	1	6	8	3	2	20	4.1
\$8,000-8,999	1	6	8	4	2	21	4.4
\$9,000-9,999	1	6	8	3	3	21	4.4
\$10,000-11,999	4	16	23	8	7	58	12.0
\$12,000 & Over	18	85	120	44	34	301	61.9
Total	29	137	193	70	56	485	100.0
Percent of Total	6.1	28.2	39.7	14.4	11.6	100.0	

5. Correction for Turnover

Standard private sales vacancies potentially available for rehousing are compared in Block VII, A and B, Form H-6122, with sales housing estimated to be needed for 42 families and individuals during the displacement period.

The vacancy figures for sales housing thus far cited are from the 1960 Census. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 indicate that there is a turnover in sales housing in excess of the vacancy pattern determined by the census survey. Data from the Appraiser's Weekly, listing real estate sales transactions for the City of Boston by type of unit and sales price for 1962 also indicate a turnover in sales housing in excess of the census survey. From this turnover in sales housing in Boston and from the unit size and cost distribution from the U.S. Census, estimates of standard sales housing available for relocation have been made, using the same rate of capture as for rental housing.

6. Sales Housing, City of Boston Telephone Survey

SALES HOUSING, CITY OF BOSTON

<u>Sales Price</u>	<u>Units in Structure</u>				<u>Number of Bedrooms</u>							<u>Total</u>
	<u>1-Fam</u>	<u>2-Fam</u>	<u>3-Fam</u>	<u>4-Fam</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>		
Under \$8,000	3	-	4	3	-	5	3	1	-	1	10	
\$8,000-9,999	1	3	1	-	-	1	2	1	1	-	5	
\$10,000-11,999	3	3	1	-	-	1	3	2	1	-	7	
\$12,000-13,999	8	1	7	-	-	2	8	3	3	-	16	
\$14,000-15,999	42	4	17	-	-	31	23	7	-	2	63	
\$16,000-17,999	8	5	10	-	-	6	10	6	1	-	23	
\$18,000 & Over	<u>45</u>	<u>25</u>	<u>21</u>	<u>6</u>	<u>4</u>	<u>15</u>	<u>53</u>	<u>21</u>	<u>2</u>	<u>2</u>	<u>97</u>	
Total	110	41	61	9	4	61	102	41	8	5	221	

Source: Boston Sunday Globe, 2/28/65. This covers only sales housing in Boston on that date. It is considered an indication of an adequate volume of turnover.

7. New Construction Anticipated

(a) Although housing resources in the existing housing inventory are estimated to be adequate to meet relocation needs, new housing is proposed as part of the project program. Approximately 300 rental units are proposed to be constructed under the 221(d)(3) program, and 400 or more rental,

cooperative and condominium units under 220 and other private housing programs. In addition, there are sites available to construct 50 to 100 public housing units for the elderly. Based upon ability to pay for housing, it is estimated that up to 25-30% of the white and nonwhite families and single persons could use the new housing constructed during the displacement period.

(b) In accordance with regulations of the Housing and Home Finance Agency (HHFA) and/or laws of the Commonwealth of Massachusetts, site displacees have priority for occupancy of housing constructed in renewal areas without regard to race, color, creed or national origin. Developers or builders constructing new housing in the Project Area will be required to conform to all appropriate laws and regulations in this respect.

D. Assumptions and Conclusions as to Housing Resources and Requirements

Analysis of housing requirements and resources as presented on Form H-6122 and in this narrative statement has led to the conclusion that available public and private housing resources in the City of Boston are adequate to meet the housing needs of families and single persons to be displaced from the clearance sections of the Project Area.

E. Basis of Establishment of Cost-Income Ratios for Housing

Additional information on the financial capabilities of families and single persons to be displaced will be obtained when further and more detailed interviews are carried out with each site occupant during implementation of the relocation program. As a general standard, families and individuals will be considered to be able to pay 20-23 percent of their gross income for gross housing costs. This would apply for rentals or for monthly payments on sales housing. In the application of these standards, appropriate allowances will be made for family size, composition, earning capacity, special requirements, current financial obligations, and neighborhood and housing preferences.

F. Nature and Volume of Competing Displacement

Estimates of displacement other than for urban renewal program actions can be summarized as follows:

1. Displacement from other highway construction that might occur in the future includes the proposed Inner Belt Highway and the proposed Southwest Expressway. At this time, the City of Boston and adjacent cities and towns have a limited veto power over the alignment of these proposed highways. No definite alignment has been approved for either highway, and there is no immediate prospect that such action will occur. At such time as an alignment might be approved, the preparation of engineering and construction plans would take 18 months to 2 years. There is no prospect for displacement by either proposed highway in 1965 or 1966.

In 1963 the State Legislature passed legislation providing for moving expense payments up to \$200 for site occupants displaced by Federally-aided highway construction in Massachusetts.

2. Displacement caused by other public improvement action is not expected to be significant. Little or no displacement is expected from the programs of the Office of Neighborhood Improvement in that the primary problem in housing areas in need of this type of program is deterioration and not overcrowding.

An estimate of competing demands for available housing as a result of other Title One activities for the projected displacement period has been made. The displacement period for the South Cove Urban Renewal Project Area is estimated to be 24 months, beginning in the 2nd Quarter 1966. Available information indicates that the amount of concurrent Title One displacement estimated during this period is as follows:

The Workable Program for Community Improvements for 1964 indicates that displacement from South Cove will be concurrent in part with that from Charlestown, Mattapan, North Harvard, Washington Park and the South End.

A public hearing has been held by the Authority on an Application for Loan and Grant for the Charlestown Urban Renewal Area. The relocation program there proposes to offer housing opportunities within Charlestown for all displacees who desire to remain there.

The South End Plan has been informally presented to the South End Urban Renewal Committee. If the plan is approved and becomes operative, it is expected that approximately 3,000 households would be displaced, including 300 in 1966, 600 in 1967, and 600 in 1968. Adequate housing units will be on the market to accommodate the additional displacement from the South End.

The Mattapan Project will displace an estimated 24 families; North Harvard will displace 60. It is anticipated that the housing areas adjacent to these two small projects will serve

primarily to rehouse these families.

The Washington Park Urban Renewal Project will displace from clearance areas an estimated total of 1,689 families and 563 one-person households. From December 1962 through December 1964 approximately 1,700 of these site occupants were relocated. For the remaining displacees, there are an adequate number of housing units available to meet relocation requirements.

G. Special Problems of Families and Single Person Households

All families, including unattached individuals, whether minority race or not, who have special social problems, such as age, medical handicaps, problems of family disorganization, or large families with low income, will be evaluated to determine the depth and intensity of the problems presented. The trained relocation staff will utilize the health and welfare resources of the community to prepare a family for a rehousing plan. Families and individuals who need long-term supportive services will be referred to appropriate voluntary and public agencies to assure the continuance of support and special services subsequent to relocation.

H. Estimates of Project Displacement of Site Occupants, Other Than Families

There are 420 one-person households estimated to be displaced from BRA-acquisition sections in the Project Area. The rehousing of these single person households has been determined to be feasible. There are 229 businesses estimated to be displaced from BRA acquisition sections in the Project Area. The relocation of these businesses has been determined to be feasible.

I. Financing for Purchase of Homes

Conventional mortgage financing will be used as the major type of financing. Section 221 of the National Housing Act also will be used to help in obtaining mortgage financing for families and single persons. Local lending institutions have demonstrated willingness to consider families with FHA insurance.

BOSTON HOUSING AUTHORITY

230 Congress Street

Boston, Massachusetts 02110.

Mr. Patrick A. Tompkins
Director of Family Relocation
Boston Redevelopment Authority
City Hall Annex
Boston, Massachusetts 02108.

November 27, 1964.

Dear Mr. Tompkins:

The following information relative to public housing as a relocation resource is submitted in response to your letter of November 4, 1964...

The Boston Housing Authority, in recognition of the special hardships of low-income families displaced by public action, has established admission policies designed to provide maximum availability of its low-rent programs for the rehousing of low-income families who must vacate their homes because of urban renewal or other governmental improvement action.

Special income limits for admission of displaced families have been established in the Federally-aided program. Eligible displaced families have first priority for admission and are selected for tenancy according to the Housing Authority's basic policy of non-discrimination and non-segregation in accordance with relative housing need regardless of race, creed, color or national origin.

The specific data you requested are presented herein in the order in which they appear in your letter.

"1) The number of public housing units under management today, broken down by bedroom size and racial availability."

At the present time, the Boston Housing Authority has under management thirty three (33) developments containing a total of 14,397 apartments:

<u>Program</u>	<u>Developments</u>	<u>Units</u>
Federally-Aided		
General	15	10,156
Elderly	6	400
Total	<u>21</u>	<u>10,556</u>
State-Aided		
Veterans	10	3,681
Elderly	<u>2</u>	<u>160</u>
Total	<u>12</u>	<u>3,841</u>
Combined Programs	33	14,397

The distribution of dwelling units according to bedroom size is as follows:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Federally-Aided					
General	2,595	4,067	2,679	694	121
Elderly	<u>384</u>	<u>16</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>2,979</u>	<u>4,083</u>	<u>2,679</u>	<u>694</u>	<u>121</u>
State-Aided					
Veterans	468	1,675	1,264	220	54
Elderly	<u>160</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>628</u>	<u>1,675</u>	<u>1,264</u>	<u>220</u>	<u>54</u>
Combined Programs	3,607	5,758	3,943	914	175

"2) The current status of plans for additional units with details as to bedroom size, racial availability and estimated dates of availability for occupancy."

Included in the Housing Authority's management program are eight developments containing 480 apartments, specially designed for occupancy by the elderly, that were completed and opened for tenancy between 1962 and 1964. Now under construction, with occupancy anticipated early in 1965, is a ninth development for the elderly containing 80 one-bedroom apartments.

In addition, the Housing Authority has entered into an annual contributions contract with the Public Housing Administration to construct nine more developments for the elderly with some 724 apartments and is awaiting a financial assistance contract with the State Housing Board for a 56 unit development also designed for elderly occupancy. It is anticipated that construction will start on most of these developments in 1965 with occupancy estimated in 1966.

The unit size distribution of these apartments is subject to further refinement but is currently planned to include approximately 5 percent zero-bedroom or efficiency units, 84 percent

one-bedroom units and 11 percent two-bedroom units.

Plans have also been initiated for the rehabilitation of existing private housing for conversion to low-rent use. One of the major emphases in this program is the provision of suitable accommodations for large, low-income families, particularly those displaced by urban renewal action.

A development program of 108 dwelling units, to be located on scattered sites, is now under annual contributions contract.

As a pilot project, the Housing Authority acquired title to 23 parcels of property containing 59 apartments in 18 buildings in the Highland Park area of Roxbury for conversion into 43 large apartments. Remodeling plans are now being developed. The following unit size distribution is currently planned: 35 percent with three bedrooms, 40 percent with four bedrooms and 25 percent with five bedrooms. The average sized apartment will have approximately $6\frac{1}{2}$ rooms or four bedrooms.

The Housing Authority has undertaken a three-year demonstration program of rent supplementation to forty (40) large, low-income families displaced by urban renewal action. These families will occupy approximately ten percent of the apartments in each of three new, private housing developments financed under the FHA moderate-income mortgage insurance program provided by Section 221(d)(3) and located in the Washington Park renewal area.

With respect to future programming, the Housing Authority has some 86 units remaining, not under annual contributions contract, from a Federal authorization of 1,000 dwelling units.

An application for an additional program authorization of 1,000 units, has been submitted to the Public Housing Administration with the approval of the Mayor and the City Council. Due to the exhaustion of the existing national authorization, Federal action was withheld pending Congressional extension of the low-rent program. The passage of the Housing Act of 1964 now permits Federal action on the pending application and the additional authorization is anticipated within the next several weeks.

"3) The income limits for initial and continued occupancy."

The Housing Authority has established special maximum income limits for the admission of displaced families that are higher than for other low-income families in the Federally-aided program. In the State-aided veterans and elderly programs, the regular income limits are applicable in the case of displaced families in accordance with State Housing Board regulations. There are no minimum income limits in any program.

The maximum income limit schedules governing the admission of displaced families are as follows:

Federally-aided:

No. of Persons
in Family

Maximum Net Family
Income after Exemptions

1 or 2	\$ 4,500
3 or 4	4,750
5 or 6	5,125
7 or more	5,500

State-aided: (Veterans Program)

No. of Minors
in Family

0	\$ 4,350
1	4,550
2	4,750

(For each additional minor add \$200)

State-aided: (Elderly Program)

No. of Persons
in Family

1	\$ 2,500
2	3,000

Net income for eligibility purposes as used in this context means aggregate family income from all sources to all members of the family including children, less certain specified deductions such as compulsory payroll deductions for social security or other pension benefits. An exemption of \$100 in the Federally-aided program and \$200 in the State-aided Veterans Program is allowed for each minor member of a family. Also exempted are payments from the Federal Government for disability or death occurring in connection with military service.

"4) The minimum rent charge for each type of program."

The rental charges in public housing are related to the income of each tenant and vary according to program.

In the Federally-aided program, there is a single gross rent-to-net income (after deductions and exemptions) ratio of 23.0 percent

In the State-aided program for veterans, the ratio for families with less than two minor children is 25.0 percent. This ratio is reduced to 24.5 percent in the case of families with two minors, with a further reduction at the rate of one-half percent for each additional minor (not to exceed seven) in the case of larger families. Families with seven or more minors are charged rent on the basis of 22.0 percent rent-to-income ratio.

In the State-aided Elderly program, the gross rent-to-net income ratio is 27.5 percent for a one-person family and 29.5 percent for a two-person family.

The rental charges in all developments are gross charges including the cost of all utilities, except in the case of State-aided veterans development 200-10. In this development, the shelter rent-to-net income ratio for the family without minor children is 21.0 percent and the ratio is reduced for families with children at the rate of one percent for each minor, up to seven, in a family. The ratio for families with seven or more minors is 14.0 percent.

Minimum rent charges have been established as follows:

Regular minimum rent (all bedroom sizes)

Federally-aided

General	\$ 45.00
Elderly	45.00

State-aided

Veterans	55.00
Veterans (200-10)	50.00

Special minimum rent (for certain tenants receiving Old Age Assistance, Disability Assistance and Aid to Families with Dependent Children allowances from the Welfare Department)

Assistance Category

Monthly Rent

Federally-Aided State-Aided

Old Age Assistance	\$ 50.00	55.00
Disability Assistance	50.00	55.00
Aid to Families with Dependent Children:		
a) Families of 4 or less persons	57.00	57.00
b) Families of 5 or more persons	65.00	65.00

"5) The priority of admission preference which the Boston Housing Authority gives to BRA Title I Project displaced families and individuals, and the estimated number of units which will be available to them, broken down by number of bedrooms and racial availability, and type of program, should the requirements vary."

First preference in admission is given to families which are to be displaced by any public slum clearance, redevelopment, or urban renewal project, or which were so displaced within three years prior to applying for admission to public housing, along with families displaced by a low-rent public housing development, or through action of a public body or court in the enforcement of housing standards or the demolition, closing or improvement of dwelling units. This preference is also applicable to families required to move because they cannot afford the increased rent caused by improvement of a dwelling unit to bring it into compliance with housing standards.

Among such displaced families, first preference is given to families of disabled veterans whose disability has been determined

by the Veterans Administration to be service connected; second preference is given to families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service connected; and third preference is given to families of other veterans and servicemen.

In the State-aided veterans program, this order of preference is further modified by an order of priority among veterans. First preference is given to families of World War II and Korean conflict veterans, with second preference to the families of other veterans and third preference to an individual veteran or the widow or widower of a veteran who is 50 years of age or over.

Each applicant entitled to the displaced family preference is offered an apartment suitable to its needs in whatever development it becomes first available in accordance with the Housing Authority's tenant selection policy.

Together with the new construction previously indicated, normal turnover in the Housing Authority's existing programs will provide the public housing resources for the relocation of displaced and other families. The following tabulation shows the number of apartments vacated by families moving out of developments between January 1, 1959 and September 30, 1964, according to bedroom size and year of vacation:

	<u>1964</u> (9 mos.)	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
1 BR	272	293	362	299	338	299
2 BR	555	766	805	748	820	920
3 BR	426	585	576	504	564	544
4 BR	98	128	120	104	127	110
5 BR	<u>18</u>	<u>28</u>	<u>24</u>	<u>18</u>	<u>22</u>	<u>27</u>
Total	1,369	1,800	1,887	1,673	1,871	1,900

The turnover rate for the first nine months of the current year approximates that for the same period of 1963 and indicates a continuation of recent trends in availability resulting from families moving out of existing public housing.

"6) Any other admission requirements established by the BHA that are not related to either income or family composition."

In the Federally-aided program, an individual or one-person family is eligible for admission only at age 65 or over. In the State-aided program, when units are available for which there are no eligible veteran families of two or more persons, individual veterans or widows or widowers of veterans at age 50 or over and non-veterans at age 65 or over may be admitted.

All applicants must meet statutory citizenship requirements. Aliens, honorably discharged from the U.S. armed forces, who have applied for citizenship and aliens aged 65 or over and eligible for Old Age Assistance meet this requirement.

The Housing Authority has established a minimum three-year residence requirement for general admission eligibility. However, this administrative requirement that applicants have resided in the City of Boston for at least three years has been waived for displaced families on an individual case basis.

It is the intention of the Housing Authority to continue to extend preferential consideration to displaced families in accordance with its legal and moral responsibilities.

The procedure of assigning a representative from the Housing Authority's tenant selection office, on an as-needed basis, to your renewal site offices in order to facilitate the application process for displaced families will be continued.

Should you desire further information in this regard, please advise us.

Very truly yours,

Ellis Ash
Acting Administrator

EA:jh

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-92

BINDER NO.

South Cove Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: Proposed Informational CODE NO. R-223(5)
Statements for Issuance
to Families, Individuals
and Business Concerns

EXHIBIT A

LETTER TO SOUTH COVE RESIDENTS IN PROPERTIES TO BE ACQUIRED

Dear South Cove Residents:

As you may know, you are living in one of the properties in the South Cove Urban Renewal Project Area which is scheduled to be acquired by the Boston Redevelopment Authority to carry out the Urban Renewal Plan for the area. The South Cove Project Area is bounded by Stuart and Kneeland Streets on the north, the Massachusetts Turnpike on the east and south, and Clarendon Street on the west.

The project is designed to strengthen the residential, institutional and commercial characteristics of the area. Approximately 200 dwelling units, largely deteriorated, will be replaced by approximately 750 new, moderate-income housing units. Also included is a new elementary school, playground, community center, fire station and other improvements to the area. The plan would also permit additional orderly expansion of nearby institutions.

An important part of any urban renewal project is assisting residents who must move, and making sure that they move into decent, safe and sanitary housing. The Authority will maintain a trained staff of workers to help you prepare a rehousing plan and to refer other housing to you. A summary of relocation housing standards is enclosed for your information.

Our office also maintains lists of FHA and VA acquired properties as well as mortgage and financing information for those who may

be interested in purchasing homes. Displaced residents are eligible for special low down-payment, long-term FHA financing assistance. Similarly, persons seeking public housing accommodations receive first priority among applicants.

The Authority extends certain types of financial assistance to displaced residents. You are eligible for reimbursement for your moving expenses, and property losses up to a maximum of \$200, depending upon the number of rooms of furniture which you must move. You may file for a payment from the fixed payments schedule or submit your moving bill. More detailed information can be obtained at the Site Office.

Relocation Adjustment Payments will also be available to certain families and individuals 62 years of age and over. Eligible displaced residents who are unable to secure public housing may receive payments of up to \$500, dependent upon their verified annual income and their gross housing costs for one year. Your relocation worker will have further information and forms for you to fill out to determine your eligibility.

This letter does not require you to move. When the building in which you live is acquired, you will be notified by this office. You will not have to move before you have had an opportunity to find decent housing, with a minimum advance notice of ninety days.

If you begin to look for other housing in the meantime, please feel free to call on us. We urge you to look for standard housing, since City agencies are carrying out a code enforcement program on substandard housing, and the Authority is required to report any substandard units which the landlord will not repair. If you encounter any other problems in obtaining housing, you should refer them to our office.

A relocation worker from our office will contact you some time in the future. Please feel free to visit us in the meantime, however. A site office has been established at: Boston. The telephone number is: . The office will be open from 9 to 5, Monday through Friday. Members of the staff will also be available on certain evenings and some Saturdays to help families and individuals who cannot be contacted during regular office hours. The staff members will work under the immediate supervision of:

We can be of real help to you if we receive your cooperation. Seek assistance from the Authority, in order to get the most out of your move and to insure that it will be a good one.

Sincerely,

Site Office Manager.

Enc: Informational Statement

EXHIBIT B

INFORMATIONAL STATEMENT TO FAMILIES AND INDIVIDUALS

1. The property in which you presently reside will be acquired by the Boston Redevelopment Authority according to law. After families have been relocated and the buildings demolished the land will be disposed to developers for re-use, according to the South Cove Urban Renewal Plan.
2. Families will not be required to move except on a temporary basis, before they have been given an opportunity to obtain decent, safe, and sanitary housing within their financial means, except for reasons listed below in the Authority's eviction policy.
3. All families are urged to visit the Relocation Office, cooperate with the relocation staff, seek their own standard rehousing accommodations, and to notify the Relocation Office prior to the actual move.
4. Summary of Relocation Standards:

Each dwelling unit must have:

- a) A kitchen sink which is in good working condition and properly connected to adequate water and sewer systems;
- b) Safe and adequate cooking facilities;
- c) A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to adequate water and sewer systems;
- d) A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to adequate water and sewer systems;
- e) Adequate rubbish storage facilities and garbage disposal facilities;
- f) Adequate and properly connected water heating facilities;
- g) Every kitchen sink, lavatory basin and bathtub or shower shall be properly connected with both hot and cold water lines;

- h) Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can easily be opened;
- i) Every bathroom and water closet shall be well lighted and ventilated or have an approved mechanical ventilation system.

5. Eviction Policy

The Authority will make all possible efforts to avoid the eviction of any family from the Project Area. Eviction shall occur only against site families who:

- a) Are financially able to and refuse to pay use and occupancy charges to the Authority;
- b) Maintain a nuisance or use the premises for illegal purposes;
- c) Refuse without valid reason three or more referrals of suitable and approved accommodations;
- d) Are squatters in dwellings vacated by families who have been relocated;
- e) Refuse to admit a relocation interviewer.

EXHIBIT C

LETTER TO SOUTH COVE BUSINESS OWNERS IN PROPERTIES TO BE ACQUIRED

Dear Business Owner:

As you may know, your business is situated in one of the properties in the South Cove Urban Renewal Project Area which is scheduled to be acquired by the Boston Redevelopment Authority to carry out the Urban Renewal Plan for the area. The South Cove Project Area is bounded by Stuart and Kneeland Streets on the north, the Massachusetts Turnpike on the east and south and Clarendon Street on the west.

The project is designed to strengthen the residential, institutional and commercial characteristics of the area. About three acres of new commercial space will be provided. Approximately 200 dwelling units, largely deteriorated, will be replaced by approximately 750 new, moderate-income housing units. Also included is a new elementary school, playground, community center, fire station and other improvements to the area. The plan would also permit additional orderly expansion of nearby institutions.

An important part of any urban renewal project is assisting businesses which must move, and making sure that they are satisfactorily relocated. The Authority will maintain a trained staff of workers to help you prepare a relocation plan and to refer other locations to you.

Our office also maintains lists of mortgage and financing information for those who may be interested in purchasing property. Displaced businesses are given first preference in opportunities for new commercial development.

The Authority extends certain types of financial assistance to displaced businesses. You are eligible for reimbursement for your moving expenses up to a maximum of \$25,000 and property losses up to a maximum of \$3,000. In addition, a Small Business Displacement Payment of \$1,500 is available to certain businesses. A Guide For Reimbursement of Moving Expenses and Property Loss is enclosed for your information.

This letter does not require you to move. When the building in which your business is located is acquired, you will be notified by this office. You will not have to move before you have had an opportunity to find a suitable location for your business,

with a minimum advance notice of ninety days. If you begin to look for another location in the meantime, please feel free to call on us.

A relocation worker from our office will contact you some time in the future. Please feel free to visit us in the meantime, however. A Site Office has been established at: Boston. The telephone number is: The office will be open from 9 to 5 Monday through Friday. Members of the staff will also be available on certain evenings and some Saturdays to help those who cannot be contacted during regular office hours. The staff members will work under the immediate supervision of:

We can be of real help to you if we receive your cooperation. Seek assistance from the Authority, in order to get the most out of your move and to insure that it will be a good one.

Sincerely,

Site Office Manager.

Enc: Guide for Reimbursement of
Moving Expenses and Property Loss

EXHIBIT D

GUIDE FOR REIMBURSEMENT OF MOVING EXPENSES AND PROPERTY LOSS

Under the terms of the Federal Housing Administration Act of 1949, as amended, you may be eligible for a relocation payment to cover, within certain limits, reasonable and essential moving expenses and personal property losses, subject to the conditions set forth by the Urban Renewal Administration.

If you are to receive a relocation payment, it will be necessary to comply with all applicable Rules and Regulations of the Housing and Home Finance Agency. Some of the more important regulations are outlined in the following guide, and should be fully understood prior to making relocation plans.

Pre-move Instructions for All Site Occupants Intending to File a Claim for Moving Expenses:

1. Before moving from the Project location all businesses must:
 - a) Submit a written notice of their intent to move at least thirty (30) days and not earlier than ninety (90) days prior to the move;
 - b) Submit a complete up-to-date list, showing the kind, amount, and condition of the property to be moved.
2. At least 14 days before the actual moving date, three (3) competitive estimates from commercial movers must be submitted to your Relocation Service Representative.

All moving estimates must show:

- a) Name and address of the mover, name of the estimator, and the date the estimate was made;
- b) Origin and destination points of move;
- c) Number of loads, or cubic feet to be moved and charges;
- d) The kind and amount of materials to be used and charges for rigging, etc.

If an electrician, plumber, carpenter, or other tradesman is necessary to the move, it will be necessary to submit three (3) competitive estimates for each work category, clearly describing

the nature and cost of work to be done. Keep in mind that not all contractual expenses are compensable and to receive maximum benefit from the relocation program you should discuss your entire relocation plan with your Relocation Service Representative.

Eligible moving expenses, including contractual expenses, are reimbursable up to a maximum of \$25,000 and for a distance of up to 100 miles from the city boundary.

3. Self Moves.

If a business decides to either move itself or assist the commercial mover in packing, etc., it will then be necessary to submit:

- a) Competitive estimates (as outlined on the previous page, section 2).
- b) A copy of the payroll record, certified to be true and accurate by the claimant, indicating the names of the individuals participating in the move, their social security numbers, the dates they worked, the number of hours they worked, the hourly rate of compensation, the amounts paid to them and the gross amounts they earned.
- c) If a vehicle was rented, a receipt from the firm from which it was rented, showing the amount paid for rental.

It should be understood that self-moves are reimbursable for "out of pocket" expense only, and no payment can be made for charges such as overhead and profit or rental of company-owned vehicles.

4. Instruction on Filing a Relocation Claim

After the move to the new location has been completed, claimants are required to file, in person, Form H-6140 (Claim for Relocation Payment). In support of this claim all invoices relative to the move must be submitted along with any other additional data that might be required to justify reimbursement.

Invoices that do not have a clear description of work performed, and do not show labor or material charges, will be returned to the claimant for further clarification and will delay the processing and approval of the entire claim.

It is advisable that movers and contractors be informed of these requirements before their invoices are prepared.

All claims for relocation expenses must be filed within six (6) months from date of move.

5. Small Business Displacement Payment

The Housing Act of 1964 permits a Small Business Displacement Payment of \$1,500 to be made to certain business concerns which move because of urban renewal activities. The payment is in addition to reimbursement for moving expenses and any actual direct loss of property.

A Small Business Displacement Payment may be made to a business concern if the following eligibility requirements are met:

- a) The concern was doing business in the urban renewal area on or after ;
- b) The concern is not part of an enterprise having establishments outside the urban renewal area;
- c) The concern filed an income tax return with the Internal Revenue Service for the two years preceding displacement, or, if not in business that long, for one year preceding displacement;
- d) Average annual gross receipts or sales exceed \$1,500;
- e) Average annual net income, before taxes and plus certain salaries, wages, and other compensation, is less than \$10,000;
- f) The claim for payment is submitted within six months of the concern's move from the urban renewal area.

The enclosed copy of Schedule C of Form H-6146, Claim for Relocation Payment, indicates the extent and type of information required as a basis for determining eligibility for a Small Business Displacement Payment. Note that Schedule C calls for the same information reported on income tax returns filed with the District Director of Internal Revenue.

The enclosed copy of Schedule C is for your information only. You will be furnished another copy as a part of the claim that you submit for reimbursement for moving expenses and

any actual direct loss of property.

As in the case of a Relocation Payment for moving expenses and any actual direct loss of property, a Small Business Displacement Payment is not made until you move from the premises occupied in the Project Area. If you are eligible for a Small Business Displacement Payment, or a Relocation Payment for moving expenses and any actual direct loss of property, in certain cases the payment may be made before the property that you vacate has been acquired by this agency.

To qualify for the payments for which you may be entitled, it is required that you fulfill all other provisions noted here for claim of moving expenses and loss of property payments.

6. Property Loss: Pre-move Instructions for All Site Occupants Intending to File a Claim for Loss of Property.

If you intend to cease operations or dispose of part or all of your personal property, you are eligible to submit a claim for a Property Loss.

In order to establish a property loss claim, the site occupant must dispose of the items concerned through a bona fide sale. If the amount realized from the sale after deducting any ordinary and reasonable expenses of the transaction, is less than the appraised fair market value for continual use, the difference between the net amount realized and the fair market value represents the amount of the direct loss of property. The maximum relocation payment for a property loss claim is \$3,000.

The following instructions must be complied with: (Property Loss Claims)

- a) Notify the Site Office, in writing, at least 30 days in advance of your intention to dispose of property.
- b) Upon receipt of the above notice, you will be furnished with the necessary Property Loss forms on which each item of personal property to be sold must be listed. Complete instructions will be given to you at this time. A signed waiver from the former landlord must also be secured conclusively proving that fixtures and other items of disputable nature to be sold were at no time considered part of the real property.

- c) You will be required to make every effort to sell all the items listed using all appropriate means, such as, newspaper advertisements, interested dealers, and as a last resort, salvage companies.
- d) A narrative statement, in writing, must be submitted describing your efforts to sell the items listed, identifying each interested buyer and the amount offered.
- e) If all efforts to sell fixtures and equipment are unsuccessful, permission may be granted to arrange for a "public sale".
- f) Any sales, private or public, must be substantiated by a "bill of sale", or similar document in addition to copies of advertisements, auction records, and all other evidence verifying the "bona fide" nature of the sale.

After disposing of the personal property concerned and complying with the instructions listed above, claimants are required to file, in person, Form H-6140 (Claim for Relocation Payment). In support of this claim, all bills of sale and expenses of selling must be submitted along with any other additional data that might be required to justify reimbursement.

All Property Loss claims must be filed within six (6) months from the date of move from the Project Area.

* * * * *

The foregoing was presented merely to acquaint you with the basic procedures involved, but we urge you to contact your assigned Business Relocation Service Representative as soon as possible, for he is anxious to assist you in selecting the most advantageous reimbursement method and to expedite payment to you. The telephone number at the Site Office is:

Please address correspondence as follows:

Business Relocation Site Office
Boston Redevelopment Authority
Boston, Massachusetts.

The following lists are typical cost items incident with your moving which may or may not be reimbursable as indicated:

Typical Reimbursable Costs:

- a) Relettering that portion of a movable sign to change the old address and phone number to the new address and phone number;
- b) Disconnection and reinstallation of shelving bins or other trade fixtures that are considered personal property;
- c) Installation of cement or similar pads used as a base in reassembling of walk-in cooler and freezer chests or other type of equipment or machinery;
- d) Millwright or similar labor necessary to the proper dismantling, reassembling and adjusting of equipment and machinery;
- e) Installation of electrical wiring connecting the equipment or machinery to the necessary outlets providing such lines are not concealed within the floor, walls, or ceiling.

Typical Costs that are not Reimbursable:

- a) Lettering of signs on plate glass windows or on any portion of the structure at the new address or relettering signs on company vehicles;
- b) Disconnecting and reinstalling telephone equipment, burglar alarms or similar service equipment not owned by the claimant;
- c) Strengthening or bracing of the building at the new location to increase the structural load capacity or improvements to the real property in any manner;
- d) Installation of equipment, machinery or other items not moved from the project location;
- e) Repair or refurbishing items moved or the purchase of new or used equipment, machinery, motors, converters or alternators.